

Tammi Wood - Proposed Cell tower

From: "Al Hardy" <53hokie@cox.net>
To: "Tammi Wood" <twood@roanokecountyva.gov>
Date: 1/31/2015 5:22 PM
Subject: Proposed Cell tower

My wife and I want to register our objection to the cell tower proposed for 4247 Bonsack Road. Our home is located at 5432 Setter Road. This tower would have a negative impact on our view from our home. It clearly is a step in the wrong direction for the surrounding neighborhoods.

Al & June Hardy

540 580 2142

Tammi Wood - Proposed Cell Tower in Historic Old Bonsack

From: Norma Engel <warmwinds2@gmail.com>
To: <twood@roanokecountyva.gov>
Date: 1/30/2015 8:21 AM
Subject: Proposed Cell Tower in Historic Old Bonsack
Attachments: Opinion.pdf

Attached is a letter intended for the Roanoke County Board of Supervisors. I'll appreciate it if you will make it available for their consideration.

Norma Engel
Chase Morgan Associates Real Estate
2240 Franklin Road
Roanoke, VA 24014

"If it's impossible, it will only take a little bit longer."

"A pessimist sees the difficulty in every opportunity. An optimist sees the opportunity in every difficulty." Winston Churchill

Chase Morgan Associates

REAL ESTATE

Norma Engel, Agent
2240 Franklin Road
Roanoke, Virginia 24014

January 31, 2015

Roanoke County Board of Supervisors
5204 Bernard Drive
Fourth Floor
Roanoke, VA 24018

Re: Proposed Cell Tower to be built in Bonsack

According to an article posted by Roanoke County News on Saturday, January 2, 2015, the Texas-based Morgan Ventures LLC applied for a special-use permit to build a cell tower on property at 4247 Bonsack Road N.E. The monopole tower is designed to support the equipment of four wireless carriers, and Morgan Ventures officials chose the location because it is a place where AT&T wants to fill in a coverage gap, according to the permit application.

Also according to this article the company looked at eight other nearby locations, but they didn't work because there wasn't sufficient height or the owners were not interested in leasing the spaces, planning documents verify this.

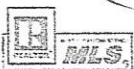
I was asked my opinion as to the effect this tower may have on the Historic Old Bonsack Neighborhood and property values in the neighborhood. I have personally visited the area and I believe that property values will surely be affected in a particularly adverse way.

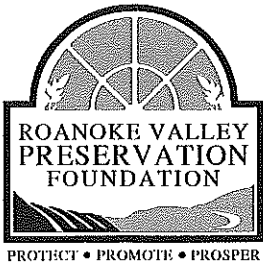
Properties in this locality are currently valued between a hundred thousand dollars and three hundred eighty thousand dollars according to Roanoke County's GIS system.

It's hard to predict just how much owners of these properties will lose if the tower is built but I'll say this: Realtor's value a property's resale value on the sales prices of comparative properties within a certain proximity to a subject property. If several or many of the neighborhood's residents wish to sell their properties and leave the neighborhood if the tower is built because the tower is an eye sore, and a perceived danger, and should they sell for a discounted price it would undoubtedly put an undesirable stigma on the area, and homes likely would be sold for considerably below current values. This starts a downturn on the adjacent properties and the property values would then slump significantly.

In several of the articles I've read it's predicted that property values may plummet by at least 20%. I am confident that this is a very conservative percentage decline should the tower be built in this lovely historic neighborhood. This is not a good thing for the current property owners and the esthetics of the entire area, and seems unfair for the majority but favors one owner. This project has been turned down by several. Some other more industrial area would be best for this project.

Norma Engel





January 20th, 2015

Tammi Wood
County of Roanoke Planning Commission
5204 Bernard Dr.
Second Floor
Roanoke, VA 24018-0798

Dear Chair and Members of the Planning Commission,

This correspondence is in regards to the special use permit application for a 192 foot monopole telecommunications tower by Morgan Ventures slated for construction in the Historic Bonsack Village in Roanoke County.

The Roanoke Valley Preservation Foundation (RVPF) does not support this application. This tower would be visible from several prominent locations throughout the village and would heavily compromise the historic integrity of the community.

The history of the Village of Bonsack is both rich and significant to the greater Roanoke County region. The name of the village refers to the Bonsack family, whom opened a woolen mill in 1822, providing woolen cloth for blankets and eventually for Confederate uniforms. In the early 20th century, the Bonsack family opened a store downtown where woolen suits were ordered. In addition to their downtown store, the family owned and operated grist mills, a crossroads store, post office, and saw mill used to meet the needs of the farmers in grinding grain, building houses, and getting mail delivered.

In recent years, retail and residential development has proliferated along U.S. Route 460 extending to the community of Blue Ridge, which now has over 30 subdivisions. The contrast between new and historic development is unquestionably evident in this community, which makes it ever-the-more pertinent to protect the historic structures of Bonsack, the viewshed from within the village, the natural beauty intrinsic to the region, and the picturesque nature of the community.

The approval of this application would set a precedent for similar applications in the future in addition to disrupting the historic integrity of the region and the security afforded to those living in historic Bonsack.

However, if this application is approved the RVPF requests the applicant consider the following design changes to the monopole and associated antennas to mitigate the visual impact.

1. Restrict the height of the tower to the minimum necessary;
2. Paint the monopole in a neutral, matte color;
3. Limit the number of antennas to two; and
4. Use flush mounted antennas (cross polarized) instead of "reindeer hat" antennas (spatial diversity).

Thank you for your consideration of our comments.

Sincerely,

Alison S. Blanton

Alison S. Blanton
President

P.O. Box 1366
Roanoke, VA 24007

23 January 2015

Roanoke County Planning Commission
Roanoke County Administration Center
5204 Bernard Drive
Roanoke, VA 24018

Sirs and Madam,

We are writing to oppose the proposed cell phone tower by Morgan Ventures at 4247 Bonsack Road.

My wife and I bought our home on Carter Grove Lane several years ago. We paid, at the time, a premium price for this home, and one of the main reasons was the view. We can look out from our back porch, which we completely renovated for this reason, and see “the mountain.” We do not look in on anyone else and truly feel that we are the only ones around!

When we drive Challenger Avenue and look toward Bonsack Road, we think “those unfortunate people” that live near, or drive by, the Magnotti property. When looking at all of the lawn mowers, etc. that is strewn about the property, we cannot imagine living near them. We all wish this had never been allowed. What a terrible neighbor the Magnottis have become. And now, they are seeking to add to this eyesore by allowing a cell phone tower that will visually impact more residents and have absolutely no influence to the Magnottis – who do not even live in Roanoke County – other than a financial benefit for only them.

We attended the community meeting December 4th. We heard the arguments of the neighbors concerned about their property values being further impacted by allowing this tower. We can certainly understand this as we’re not sure we would have purchased this home had our view of the mountain included seeing a tower. We assure you we would not have purchased *any* house on Bonsack Road.

We observed the balloon test that was held on December 6th. We had hoped to include photos of what we would see, but sadly, this was a cloudy/foggy day so we did not get very good pictures from our porch. But, what we can assure you is the balloon test was not representative of what we will see. The balloon was, by our estimation, 12 – 18 inches in diameter. According to their original proposal, with the tower (5 feet wide) and cells (each side having one measuring 5 feet) attached, the diameter at the top will be closer to 15 feet. We could not find a diameter of the monopole on the revision, but according to their scale drawing, the diameter at the top appears to remain approximately 5 feet.

We would also point out that the pictures that Morgan Ventures included in the original application appear to have been taken to *their* advantage. The pictures were taken when the foliage was fullest. While looking at the pictures the applicant provided, we noticed two that were taken from Carter Grove Lane (Views 9 and 10). We live in the house between these two homes and we assure you that we will see the tower, particularly during the seasons that the leaves are turning, falling and absent. Interestingly, the photo submitted taken from Read Mountain Overlook indicated the tower was not visible; the National Park Service’s letter stated that the balloon was visible from the

Overlook. Clearly, these pictures were taken from vantage points and with full tree canopies to promote the applicants' interests.

The Planning and Zoning of this property indicates the future land use as Neighborhood Conservation: "*Low impact services to serve the local neighborhood that are consistent with the Community Plan design guidelines.*" It also specifies future use as Transitional which is, among other things, "*small-scale, coordinated retail uses.*" We do not see anything small, coordinated or retail about a tower. Nor do we see anything "low impact." This cannot be good for the future of this neighborhood by allowing this tower.

We would ask that each of you to drive by this property, if you haven't already. It's a shame that this property was zoned in a way that now allows the junk yard appearance. We encourage each of you to oppose the Morgan Ventures proposal. This neighborhood and community, and particularly this property, do not need this cell tower.

Thank you for your consideration,

Victor & Cynthia Umberger
5108 Carter Grove Lane
Roanoke, VA 24012

Tammi Wood - Re: Proposed Cell Tower in Bonsack, VA

From: "fotonut3@cox.net" <fotonut3@cox.net>
To: "Jim Woltz" <jwoltz@roanokecountyva.gov>, "Martha Hooker" <mhooker@roano...
Date: 1/6/2015 8:01 PM
Subject: Re: Proposed Cell Tower in Bonsack, VA
Attachments: 63748_10152827082091005_2791045754941855208_n.jpg;
 1964991_10152830540646005_5516435192275872465_n.jpg;
 10411828_10152827081981005_4381940241863139915_n.jpg;
 10805653_885573754806796_3157685591568084907_n.jpg;
 10850294_885573594806812_7082176178235409438_n.jpg;
 10885302_10152830535251005_4219656234178409864_n.jpg;
 Cell_Location_1.jpg; Cell_Location_Looking_East.jpg;
 Cell_Location_Looking_SouthEast.jpg;
 Cell_Location_Looking_SouthEast2.jpg;
 Cell_Location_Looking_SouthEast3.jpg

To the members of the Roanoke Country Planning Committee: I wasn't sure you had the opportunity to read this with the Christmas and New Year's holidays right in the middle of things.

Also: I wanted to show you this video that was produced by StarCity Skycams showing what the view would

Look like with and without the cell tower. <HTTPS://www.youtube.com/watch?v=0NBOulOg9yw&feature=youtu.be>

Subject: Proposed Cell Tower in Bonsack, VA

To the members of the Roanoke County Planning Committee:

My family and I moved to Bonsack, VA 35 years ago in the fall of 1979. We were the third house in the Little Tree Subdivision which was named after the Cook family who ran a tree nursery and a lot of the trees which made up the nursery are still a part of our neighborhood. We were here before the roads were paved and watched TV by using 10 ft. Satellite dishes. There actually was a big red barn that stood near the cull de sac which bears the name of Red Barn Lane... Up behind the Bonsack United Methodist Church.

Our view shed to the East takes in the Blue Ridge Parkway which offers us a spectacular show of colors every October and November. The Norfolk Southern Railway which I had the pleasure of spending 32 years with runs behind our house.

Bonsack Road is approximately one mile long beginning and ending on Route 460 which also goes by the name of Challenger Avenue. The historical town of Bonsack took it's name from James Albert Bonsack (1859 - 1924) who was famous for his invention of the

first cigarette rolling machine which he patented and won a \$75,000 prize for his invention. It increased the production of rolled cigarettes from 6 per minute to 200 per minute. Bonsack was a student at Roanoke College when he learned of the contest. The first machine he put together was stored in a barn in Lynchburg and was destroyed by fire. His second machine was a success and in 1880 at the age of 21 he became a successful young man. Needless to say, he never went back to college.

I have recently learned of the proposed cell tower at Bonsack Road. I understand that this is a commercially zoned property and therefore it is within legally zoning laws that a tower be built. However this location is nestled between residential properties on all sides. Both left and right are homes behind this property more homes and a neighborhood. In fact there are no other commercial businesses on this road. The erection of this cell tower will pose many threats to these residential properties. There is a strong possibility that our property values will most likely decline up to 20% from the moment this is built. I'm also concerned about the view shed being disturbed as the tower would be visible from all of my neighbors rooms and especially from the homes of those on the Western side of 460.

There is significant data on the stability of cell towers. 195 feet of steel erected in a cell tower has before and certainly could in the future be subject to high windstorms or simple failure of stability and fall to the ground in whole or pieces. Several summers ago our community suffered through a Derecho which most certainly would have compromised this structures integrity. This has the ability to affect at least four homes and families in our community based on its very close proximity to other houses. This cell tower is being erected on only 1 acre of land with a 70 x 70 ft base. This is literally yards from neighboring property.

In driving around this community and in the one mile range of 460 I am able to locate at least four plausible alternative sites for this cell tower. All of these sites are zoned commercial and none are in as close proximity of houses and residential communities as is this proposed site. I feel there are many better options this company has yet to explore which would be less likely to negatively affect the members of this community. While talking with my neighbors, and through a poll on Facebook, I find no one who is losing their cell phone service. I can not understand why additional cell service is needed here. If the reason for the cell tower is just to increase the broadband signal at our expense, I do not understand it. I do understand Magnotti's monetary gain of \$1,300 per month from AT&T with other potential cell phone companies hooking on with additional rent potential, It should not be at the expense of the Bonsack community.

A cell tower at the Bonsack Road Magnotti's location is a poor location for such a structure and the permit should therefore be denied. I feel the reasons above substantiate this in addition to other reasons not mentioned above such as potential health concerns and aesthetics of the structure. Please take this in consideration and choose to deny this permit.

I am attaching photographs of what our view shed looks like from the 195 ft. Height as well as what it might look like if the tower were on that spot of land. Thank you for your consideration. We are a proud little historical community (circa 1801) and we were Bonsack, VA before Big Lick became the city of Roanoke.

Sincerely,

Tommy & Kathy Firebaugh
4703 Phyllis Road
Roanoke, VA 24012
(540) 977-4686



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Tammi Wood - Re: Cell Phone Tower Tree

From: David Church <humintdlc@gmail.com>
To: Tammi Wood <TWOOD@roanokecountyva.gov>
Date: 1/5/2015 4:20 PM
Subject: Re: Cell Phone Tower Tree
CC: David Church <humintdlc@gmail.com>

Ms. Wood,

Thank you for the response and acknowledgement. I just returned from Roanoke and am currently sitting in DeLand, Florida waiting for the cold blast to hit here Wednesday. Fortunately, we will not experience the cold Roanoke will; stay warm.

The applicant will probably not look favorably on the idea because it will cost them a few extra dollars. However, I am sure if the naysayers were shown a photo of what the tower would look like, they might look more favorably on the proposed cell phone tower.

I would appreciate any comments that the planning commission might make.

Again, thank you.

Dave Church

Below is a photo of a cell phone tower on I-485 in Charlotte, NC.



On Mon, Jan 5, 2015 at 7:44 AM, Tammi Wood <TWOOD@roanokecountyva.gov> wrote:

Good Morning Mr. Church,

Thank you for the email. The meeting has been postponed at the request of the petitioner. I will forward this on to the Planning Commission members as well as the applicant. Thank you again for your input.

Tammi L. Wood

Planner II

County of Roanoke

Department of Community Development

5204 Bernard Drive

Roanoke, VA 24018

(540) 772-2068 ext. 226

>>> David Church <humintdlc@gmail.com> 1/3/2015 11:35 AM >>>

Ms. Tammi Wood,

Good afternoon to you. My name is Dave Church. I live in DeLand FL, but am visiting my twin sister who lives in Roanoke, VA. I just happen to read the article in today's Roanoke Times concerning the "cell tower proposed off 460 near parkway." In reading the article I could not help but to think that there are ways to disguise a cell phone tower to make it blend in with it's surroundings. With that in mind, please look at the enclosed photo and Google search "cell phone tower looks like tree" for more images.

I see from reading info on the planning commission website that the January 6, 2015 meeting on the cell phone tower issue has been postponed until February 3, 2015 and that you are the point of contact for application of the permit for the tower. Unless someone else has recommended this, I request that you consider asking Morgan Ventures LLC to "disguise" their cell phone tower similar to surrounding trees which would please those who are against the cell tower. Not only would it be pleasing to the eye, but it would be a "conversation piece."

I was raised in Hollins, VA and still love Roanoke.

Dave Church

102 Suffolk Court

DeLand, FL 32724

e-mail: humintdlc@gmail.com



Tammi Wood - CELL TOWER MEETING DATE

From: john zuraw <johnzuraw@gmail.com>
To: <carmen.forman@roanoke.com>
Date: 1/3/2015 11:20 AM
Subject: CELL TOWER MEETING DATE
CC: <twood@roanokecountyva.gov>, <grell@hotmail.com>

The Roanoke Times
Carmen Forman

Carmen:

The cell tower article in the January 3 Roanoke Times states that there is a public hearing meeting on Tuesday (Jan 6th). I received a letter from Roanoke County dated December 29 advising that the meeting has been postponed. Do you have more recent information that the cell tower topic is not rescheduled?

Please check with Roanoke County and update your article so that concerned citizens are properly informed of the schedule for the Planning Commission cell tower public hearings .

John Zuraw

Tammi Wood - Cell Phone Tower Tree

From: David Church <humintdlc@gmail.com>
To: <twood@roanokecountyva.gov>
Date: 1/3/2015 11:35 AM
Subject: Cell Phone Tower Tree
CC: David Church <humintdlc@gmail.com>

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I was raised in Hollins, VA and still love Roanoke.

Dave Church
102 Suffolk Court
DeLand, FL 32724
e-mail: humintdlc@gmail.com



Tammi Wood - Re: Cell tower

From: Lori <grelll@hotmail.com>
To: Tammi Wood <TWOOD@roanokecountyva.gov>
Date: 12/30/2014 9:36 AM
Subject: Re: Cell tower

Ms Wood,

Is it possible that the recommendation of the blue ridge parkway engineer who came out could be shared or made available?

Thanks

Lori

Sent from my iPhone

On Dec 30, 2014, at 8:03 AM, Tammi Wood <TWOOD@roanokecountyva.gov> wrote:

Good Morning Ms. Foster,

It is my understanding that a revision is to be made to the original submission package which could not be completed in a timely manner to be reviewed by staff which would still meet the January Public Hearing deadline. Therefore a postponement was requested.

Tammi L. Wood

Planner II
County of Roanoke
Department of Community Development
5204 Bernard Drive
Roanoke, VA 24018
(540) 772-2068 ext. 226

>>> Lori <grelll@hotmail.com> 12/29/2014 6:28 PM >>>

Ms Wood,

I understand there has been a postponement in the hearing regarding the cell tower on Bonsack road. I wonder if it is public information as to the why they (Morgan Ventures) has requested a delay?

Thank you

Lori Foster

From: <rjames50@cox.net>
To: <TWOOD@roanokecountyva.gov>
Date: 12/30/2014 11:17 AM

Ms Wood,

Would it be possible to get a copy of the recommendations the parkway made for the tower?It would be appreciated.Still not convinced either balloon test was accurate.Thanks

Tammi Wood - Bonsack Cell Tower Petition

From: Ted Foster <fostetj@gmail.com>
To: "mhooker@roanokecountyva.gov" <mhooker@roanokecountyva.gov>, "gmarrano@r...
Date: 12/26/2014 6:52 PM
Subject: Bonsack Cell Tower Petition
Attachments: img033.jpg; img037.jpg; img038.jpg; img039.jpg; img040.jpg; img041.jpg;
img042.jpg; img043.jpg; img044.jpg; img045.jpg; img046.jpg; img047.jpg;
img048.jpg; img049.jpg; img050.jpg

Dear Ms Wood and Board of Supervisors,

Attached are scanned images containing a petition of opposition to the proposed cell tower in Bonsack. Thank you for considering our desire to keep the cell tower off Bonsack road and maintaining our beautiful view shed.

Sincerely,
Ted Foster

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME: Anna R. Hall - Roanoke City

Donald E. Higgin - Roanoke, VA

Gay 7 Stodd - Roanoke County

Kathy Wilson - Bedford County

Aaliyah Cochran - Bedford County

Brian Wilson - BEDFORD COUNTY

Marie Wilson - Bedford County

Rafael G. Garrett - Roanoke City

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME: RONALD O. CRAWFORD

Kristi Fowler

Donna Coon

ROBERT CHAPMAN

Margaret Muzingo

Margaret J. Hiner

Deborah Royer

Robert Campbell

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME: mark anthony wells Roanoke city

Chad Syke Roanoke city

May Barrett roanoke city

Elizabeth White Roanoke County

Rob Mann 4303 Bonsack Rd

~~John V. [unclear]~~ 4601 Phyllis Rd, Ro 24012

Brenda Hill - 5017 Carter Grove Ln. Rk. Va. 24012

For John Jensen 5249 SETTER RD 24012

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME: Donald W. Dutton

George Rollash

[illegible]

COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING ROANOKE COUNTY TO
NOT BUILD THIS CELL TOWER

Brenda Bain	4638 Red Barn
Jerry Bain	4638 Red Barn
Pam Oertly	4643 Huntbridge Rd
Gina M	5215 Setter Rd
Paul P. Dicks	5225 Setter Rd.
Nancy Zuraw	5249 Setter Rd
John Zuraw	11
Gina M	5269 Setter Rd
Mike Ramin	5213 Brighthouse Rd
The Sidel	5443 Setter Rd Rd
Scott Vail	5480 Setter Rd
George Vail	5480 Setter Rd
Allen W. Clark	5488 SETTER RD
Allen W. Clark	5464 Setter Rd
Holly Shaver	5448 Setter Rd
Holly Shaver	5432 SETTER RD
Mike W	5424 Setter Rd
Ken Gulli	5405 Setter Rd
Misty Oley	5276 Setter Rd

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME: Ruby E Agee
Don H. Agee
William C. Lowe
Arson Treadway
Don B. Botello
Edison Botello
Kerweth Beard
Charlotte Beard

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME: Nancy DeGeorge
Donnie DeGeorge
Gay F.
Juan A. Adams
Frank Adams
Sarah E. Wyrick
Alison

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME: Barry & Jean Dawson
James Reynolds
Pat Reynolds
ROBERT CHAPMAN
MIRIAM CHAPMAN
Carol A Crockett
Sam K Crockett
Jennifer DeHaven

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME:

Rob Mann
John Terranova
Legis Hartwell
Shirley Hartwell
[Signature]
Janet Leffert
William T. Leffert
Angie Thompson

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME:

Kimberlee Shaden
Mike Bundy
Cathy Williams
Robert [Signature]
Danny [Signature]
Lillian H. Loebe
Larry Fuchter
Frederick Fuchter

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME:

Brenda Thompson
Paula Raptunski
John [Signature]
Rebecca A. Bess
Alan Parker
Margaret P. Furbough
Karen Madler
Michelle [Signature]

Power Lines
1 out of 3 people [Signature]

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME: Ch. D. H.
Robert J. Stuprot
Frank R. Eppaly
Dellie B. B.
Paul B. B.
JULIAN HART
Sherry Hart

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE A
ROANOKE COUNTY TO NOT BUILD THI
TOWER

NAME: _____

PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY

BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER

NAME: _____

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME: Mary James 4257 Bonsack Rd Roanoke VA

Adam S 4257 Bonsack Rd Roanoke VA

Karen Sheffield

Phyllis C. Bennett

Otis R. Bennett

Goedy Lee

Heather James

zachary, ~~James~~ James

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME:

Bon Ponsack
4185 BONSACK Rd.
ROANOKE, VA 24012

DICK SINK

Rocky Spangler
4183 BONSACK RD
ROANOKE, VA 24012

Xen Spangler

Bonnie Spangler

Ed Cogan

Mike Spangler

**PLEASE STOP THIS CELL TOWER
IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER .**

NAME: Robin Johnson Roanoke County

Kory Walford Roanoke County

Brad Woolfolk Roanoke City

Lynn Jones RKE VA.

Bruce Hays RKE VA

Shirley A. Butler RKE VA city

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

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ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME: _____

LORNE Searcy Blue Ridge, VA.

Gerald Moulder Giles Co. VA.

Dennis Rook Roanoke VA.

John W. Klapfel Roanoke Va

Tammi W. King Roanoke VA

Susan Jones Roanoke VA

Jim Haulkrood Roanoke VA

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

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TOWER**

NAME: Amy Harts Bonswell

John Harts Bonswell

George M. Dine Roanoke, Va

Marshall Roanoke, VA

May W. Hunt Roanoke City

Thompe Pechanek Roanoke VA

Ron Pechanek Roanoke, VA

Jack M. Austin Roanoke City

**PLEASE STOP THIS CELL
TOWER IN ROANOKE COUNTY**

**BY SIGNING THIS PETITION YOU ARE ASKING
ROANOKE COUNTY TO NOT BUILD THIS CELL
TOWER**

NAME: Christopher Edwards

Richard James 4257 Boushok Rd
BOWSACK VA

GARY STONER RHE, VA.

Mary Beth Parker Roanoke, VA

Sherri Tarmans Roanoke, VA

Clifford Jermans Roanoke, VA

Cameron Jeffries Roanoke, VA

SALES BRACO ROANOKE VA

Tammi Wood - Cell tower proposal

From: Ted Foster <fostetj@gmail.com>
To: "mhooker@roanokecountyva.gov" <mhooker@roanokecountyva.gov>, "gmarrano@r...
Date: 12/23/2014 9:32 PM
Subject: Cell tower proposal
Attachments: pics.zip

Attached in a series of emails I have enclosed an experiment my wife and I completed. My brother in law has an AT&T phone/service. We traveled with his phone throughout the proposed service area for the newest cell tower and took screenshots from his phone. Attached you will find a map with a blue dot from the map indicating our car as we drove. At the top of the picture you will see the bars indicating the strength of signal from his iphone and the fact that it remained in 4G the entire trip with a strong signal. I think you will find that the current service by AT&T is beyond satisfactory in the region they are asking to improve coverage. This is also what is indicated on their own website and coverage map.

Thank you
Ted Foster

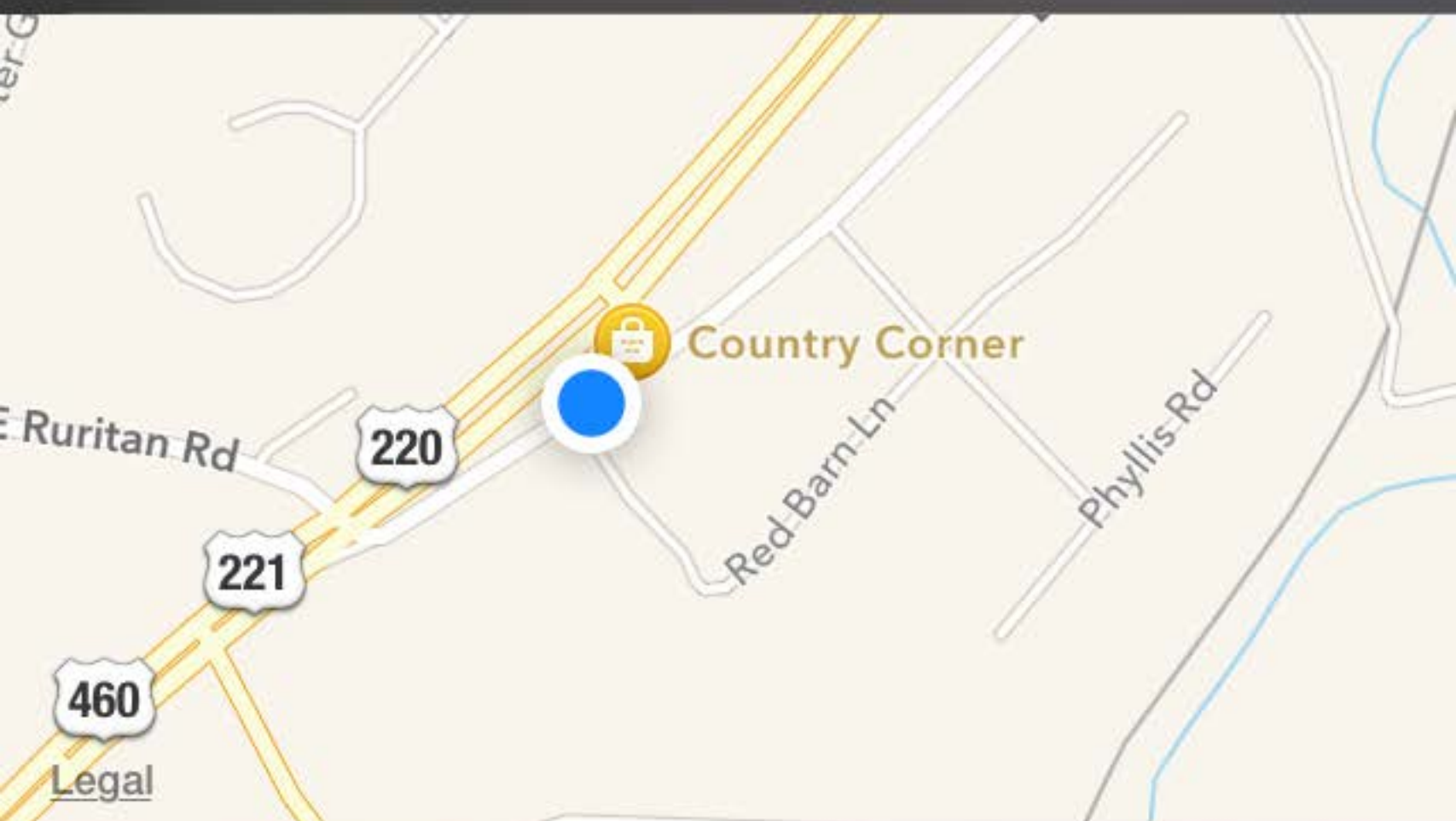
“Maps”

tap to edit

Here is the map:

Current Location

4535 Red Barn Ln

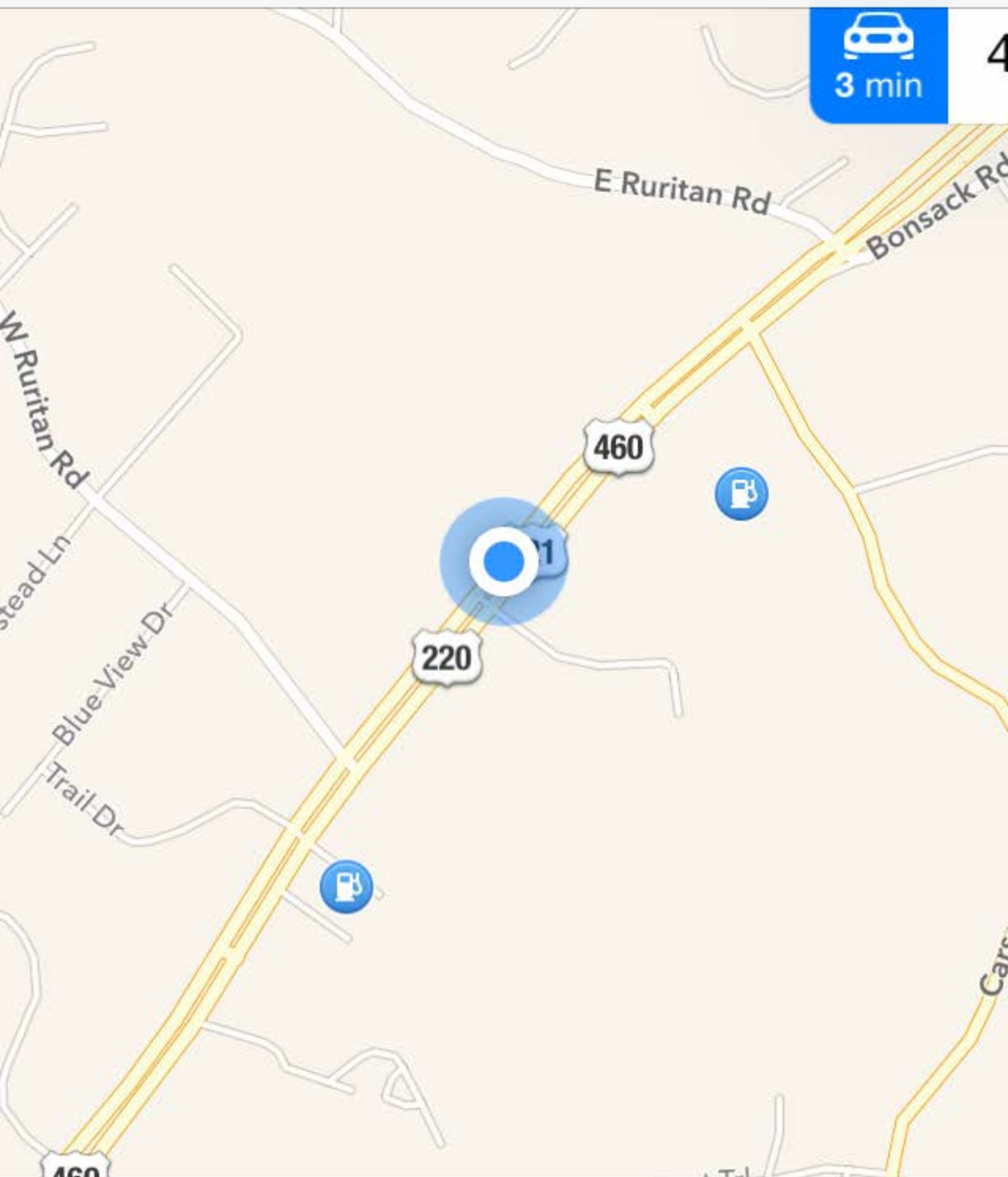




4535 Red Barn Ln

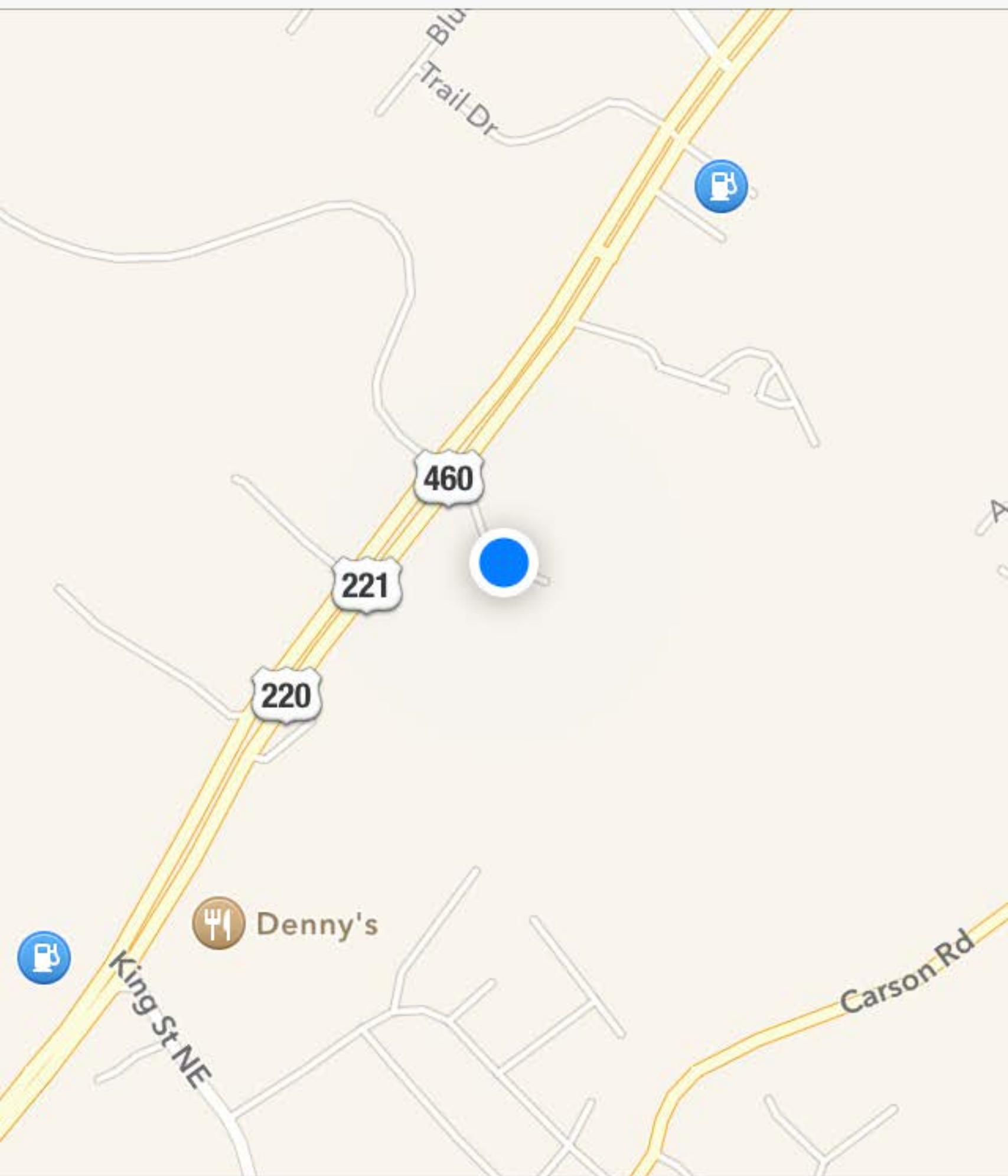


3 min



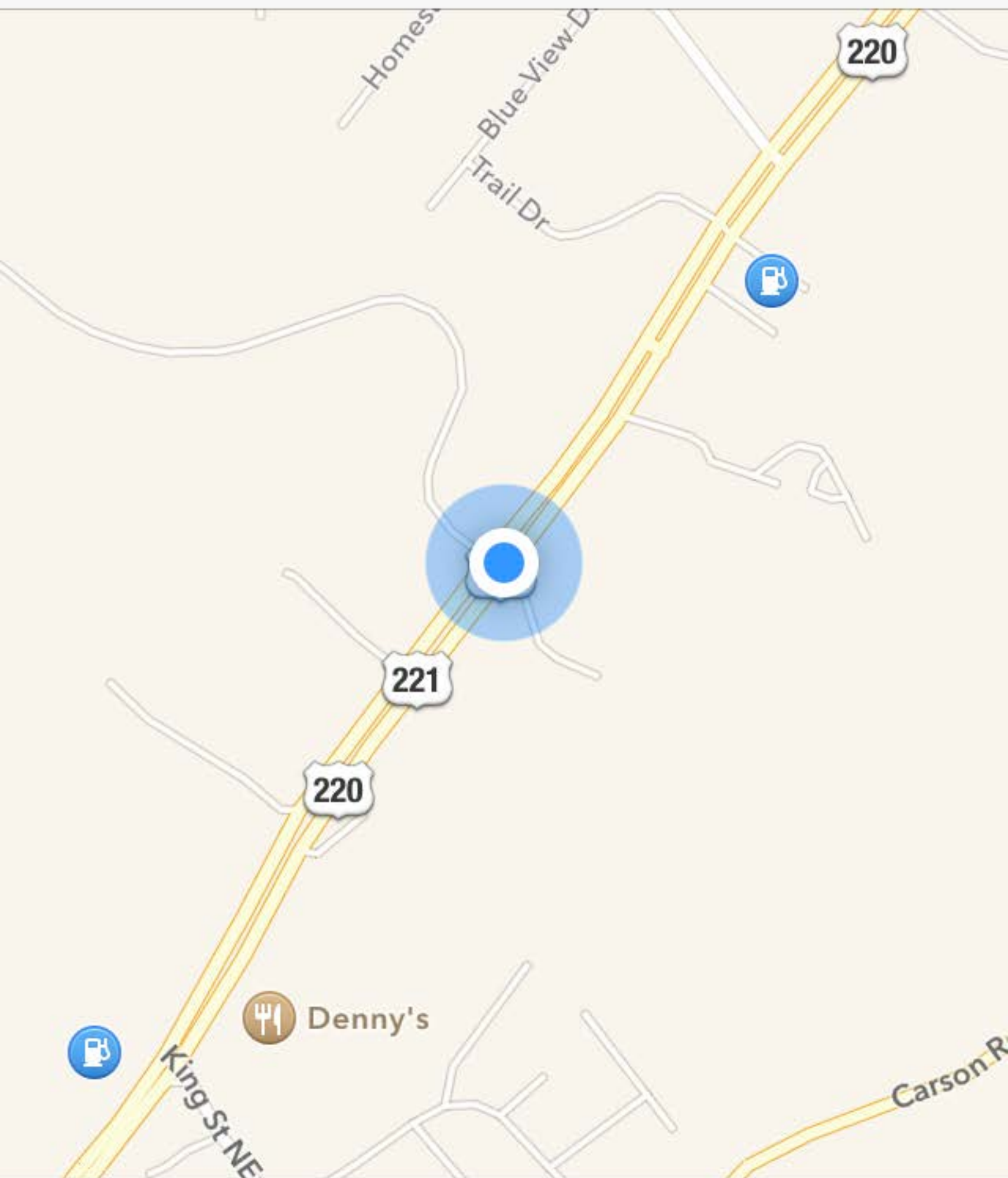


4535 Red Barn Ln





4535 Red Barn Ln





4535 Red Barn Ln



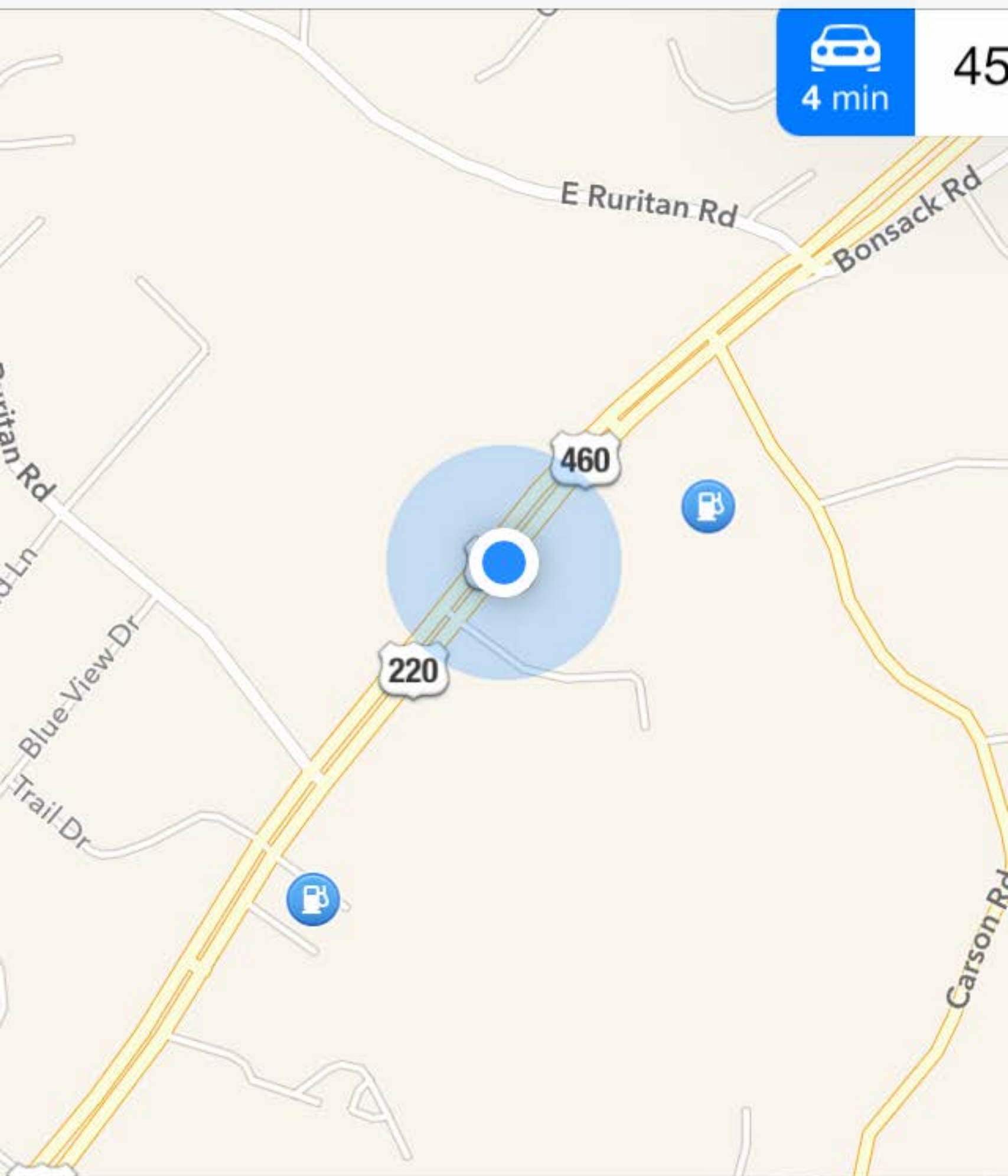


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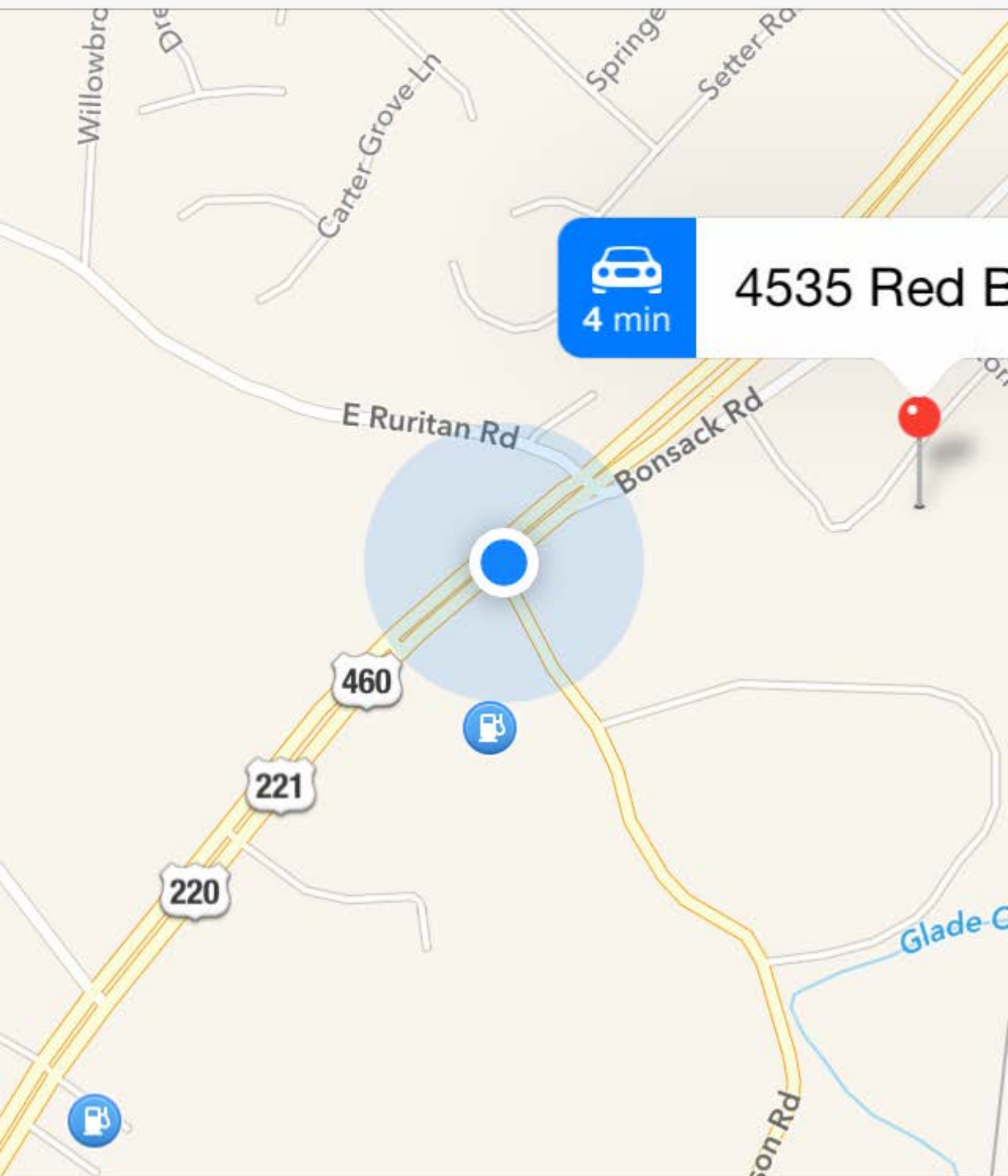
4 min

45



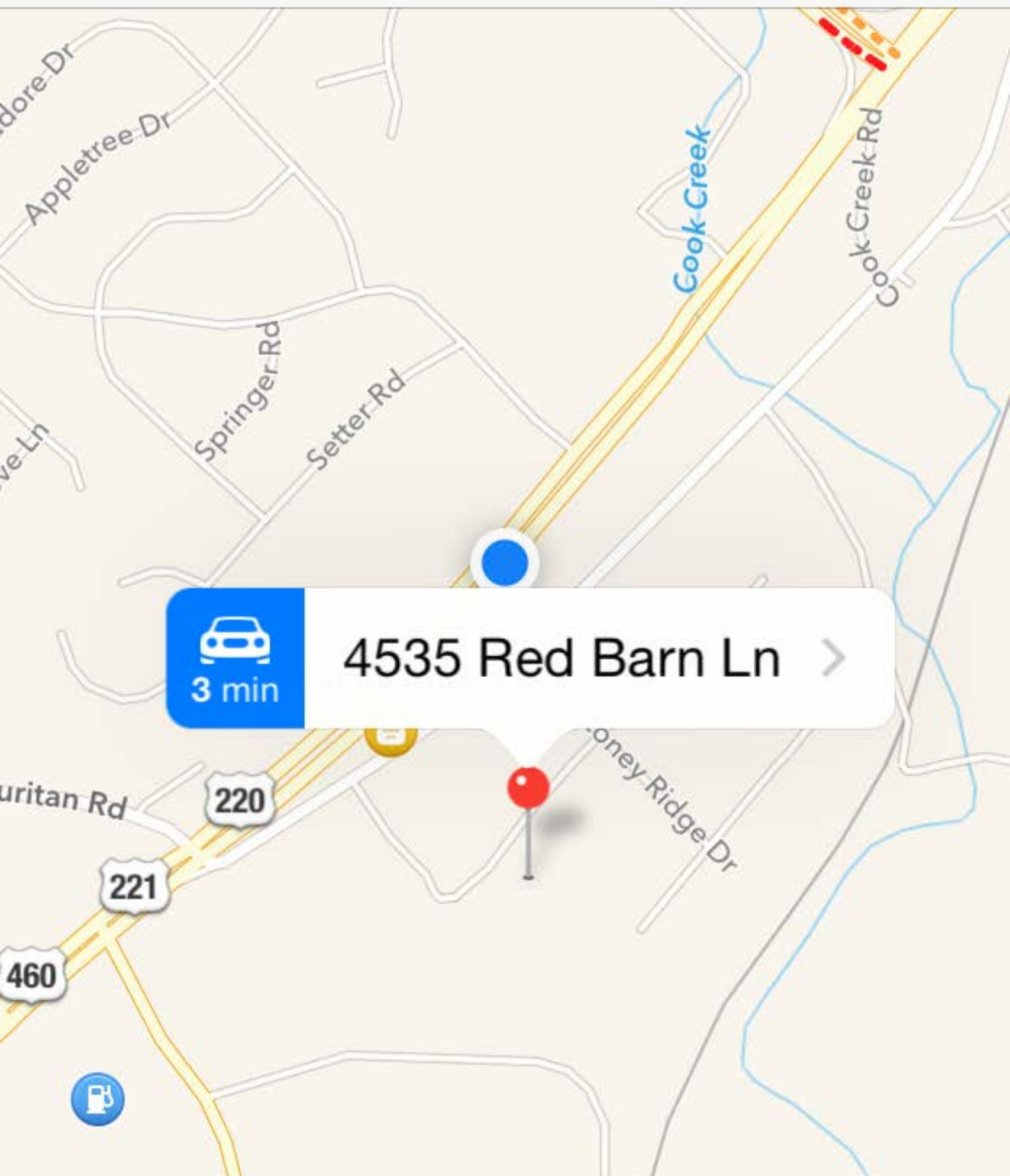


4535 Red Barn Ln





4535 Red Barn Ln



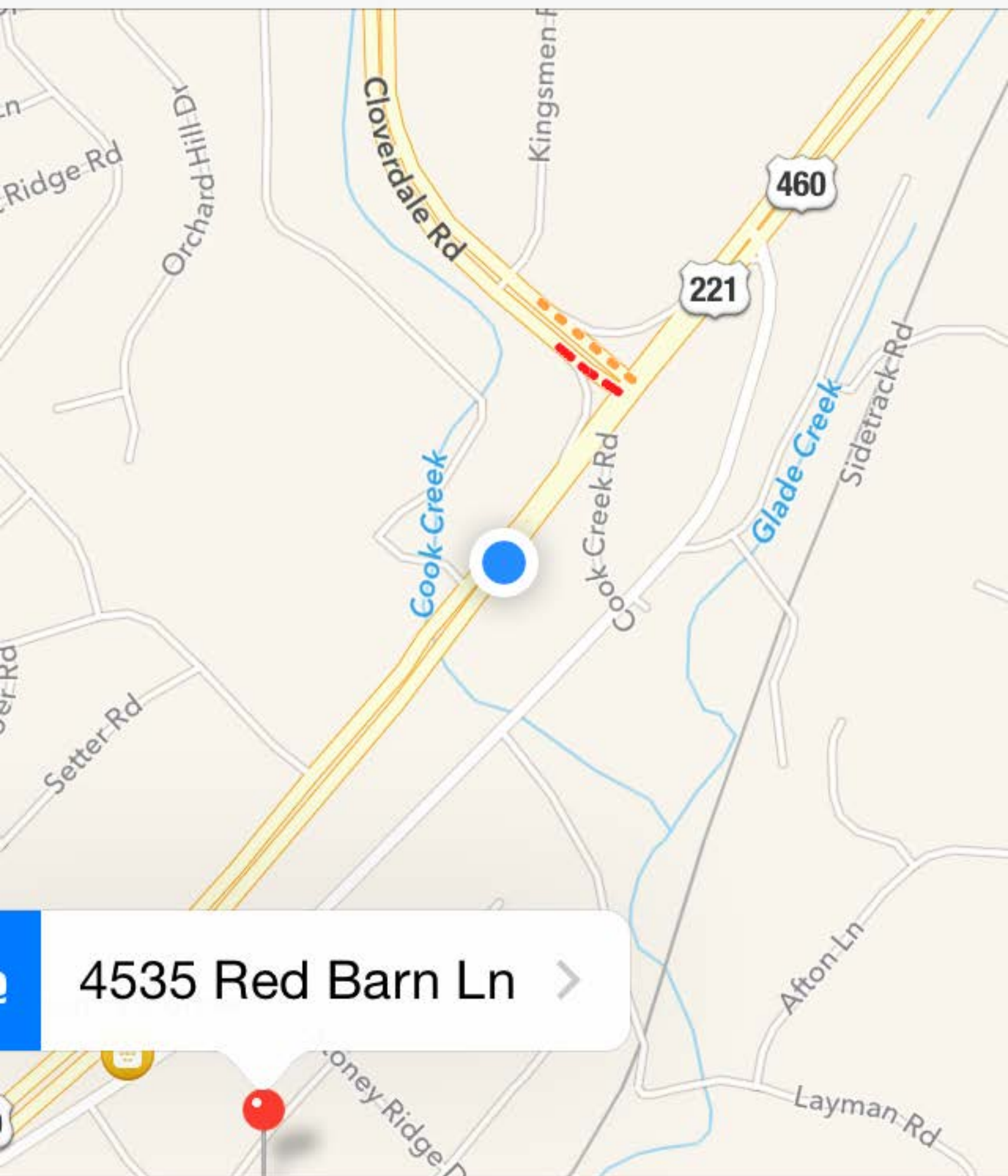
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4535 Red Barn Ln >





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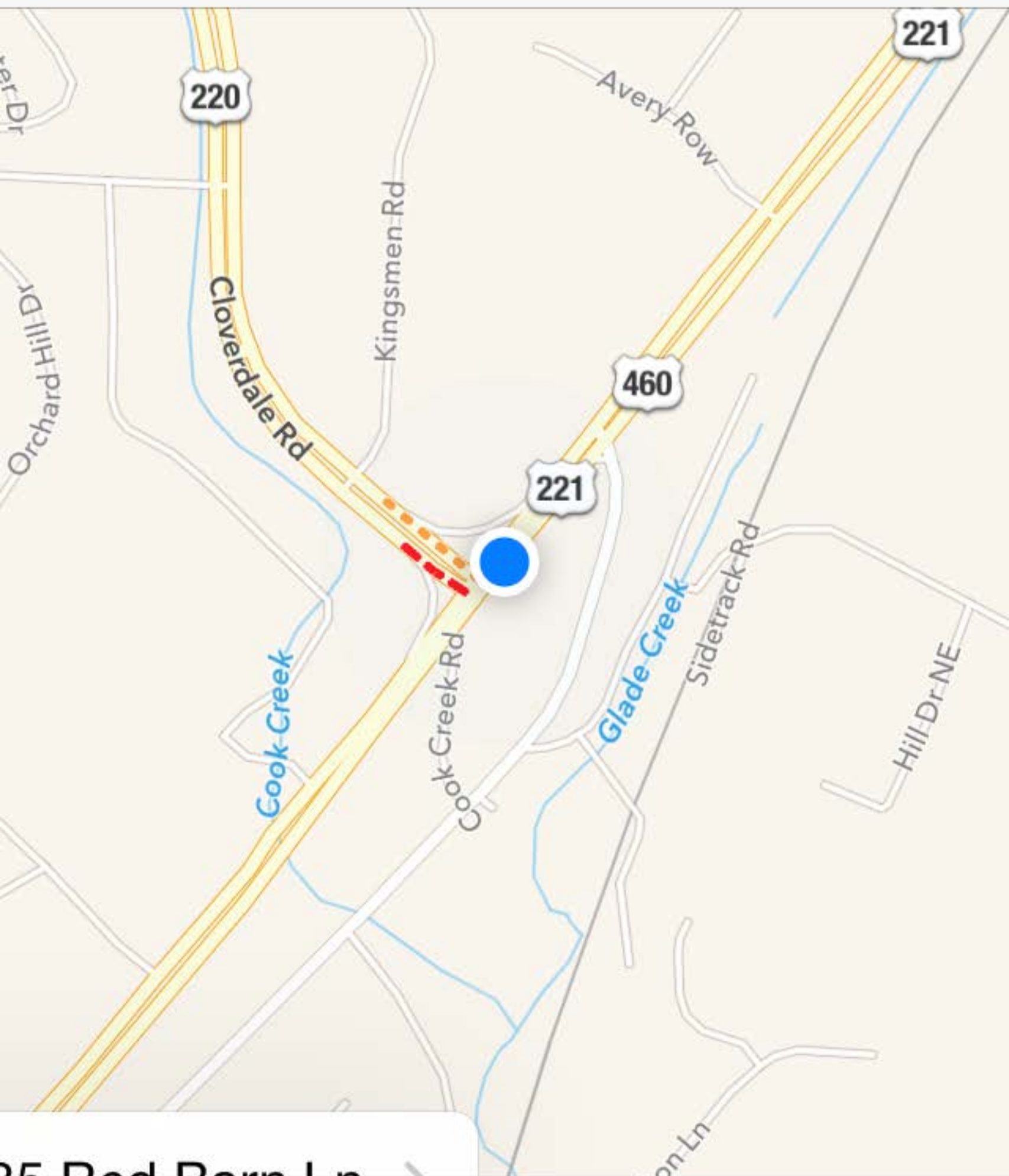


4535 Red Barn Ln >





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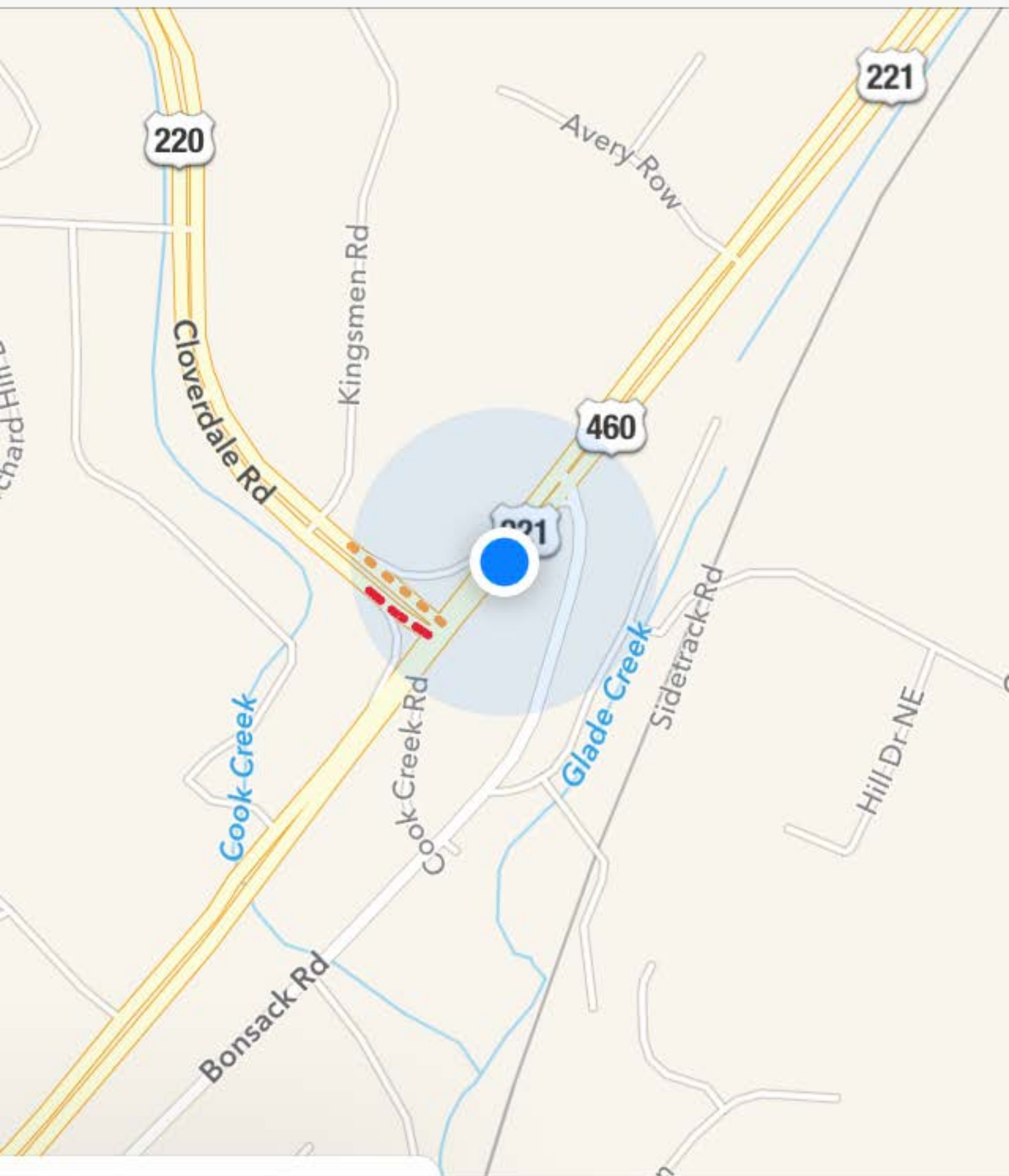


4535 Red Barn Ln





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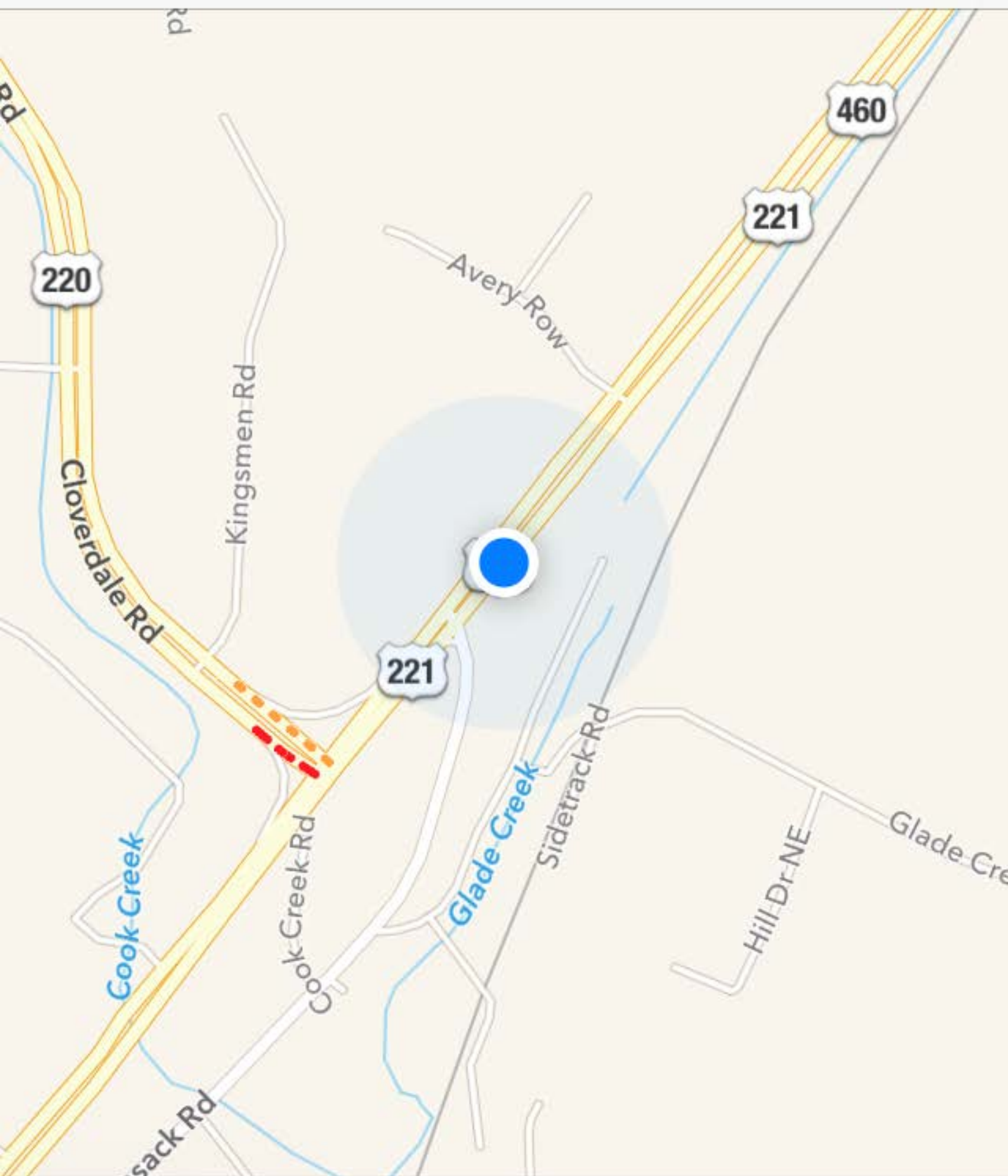


Red Barn Ln



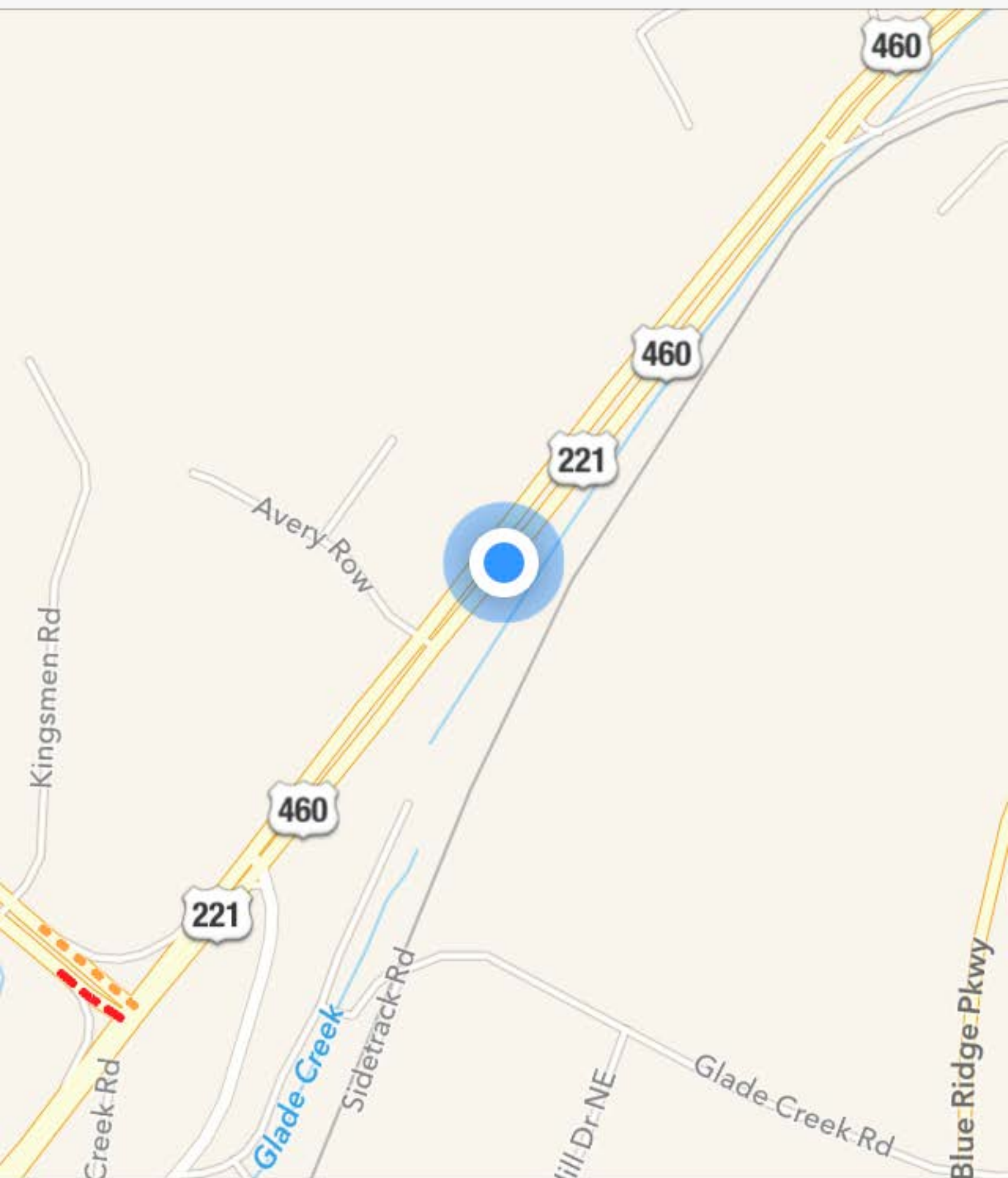


4535 Red Barn Ln



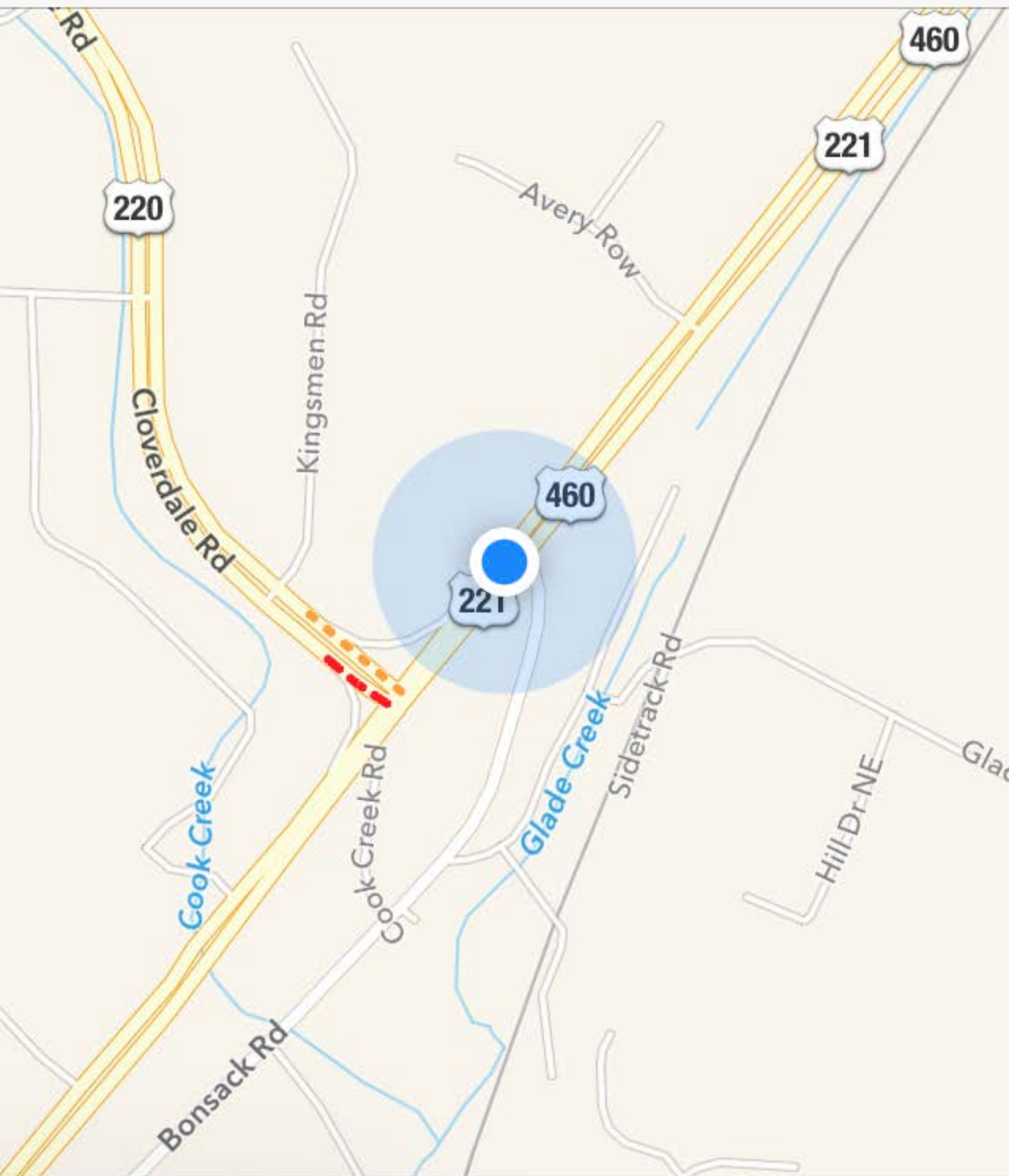


4535 Red Barn Ln



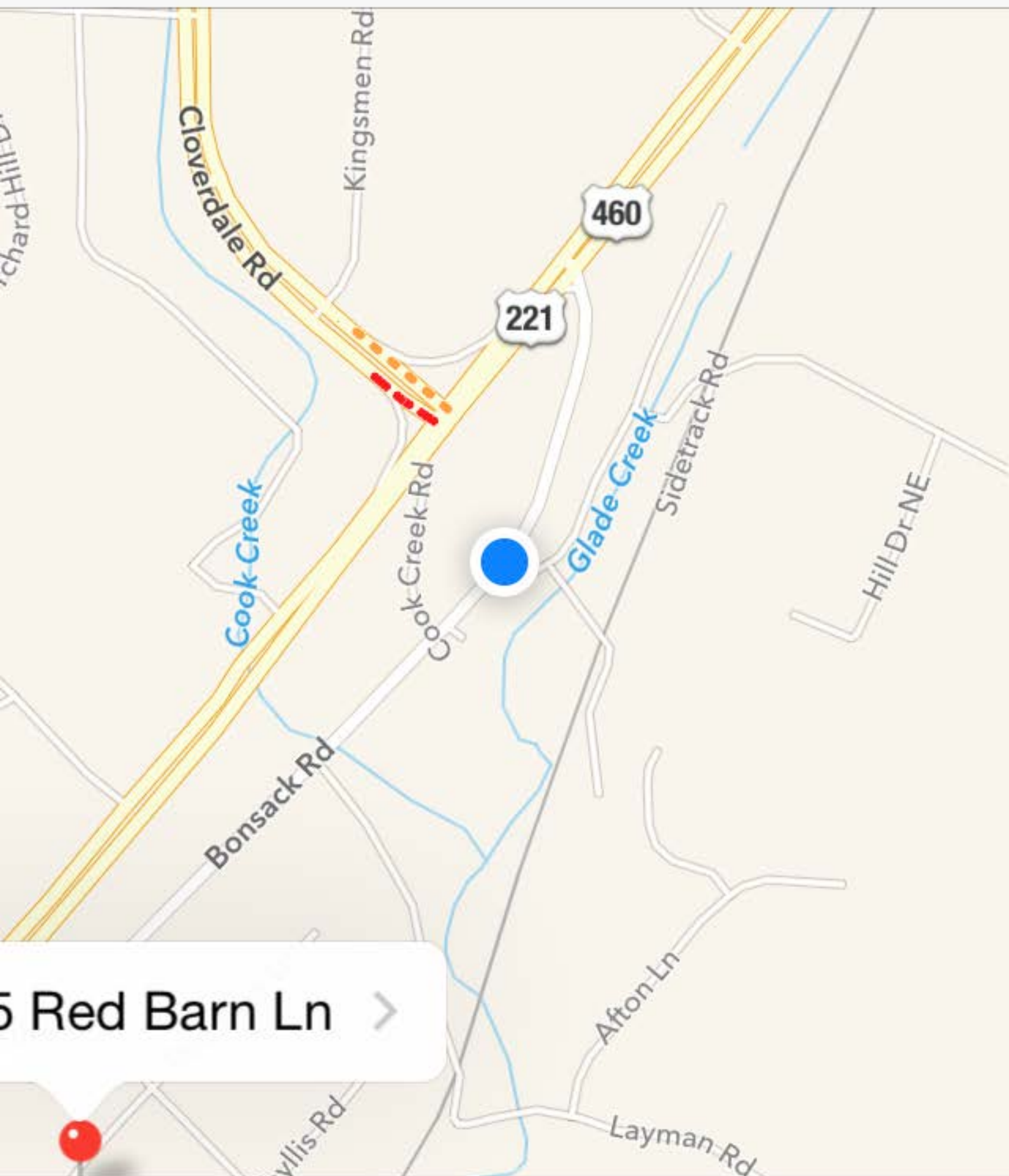


4535 Red Barn Ln





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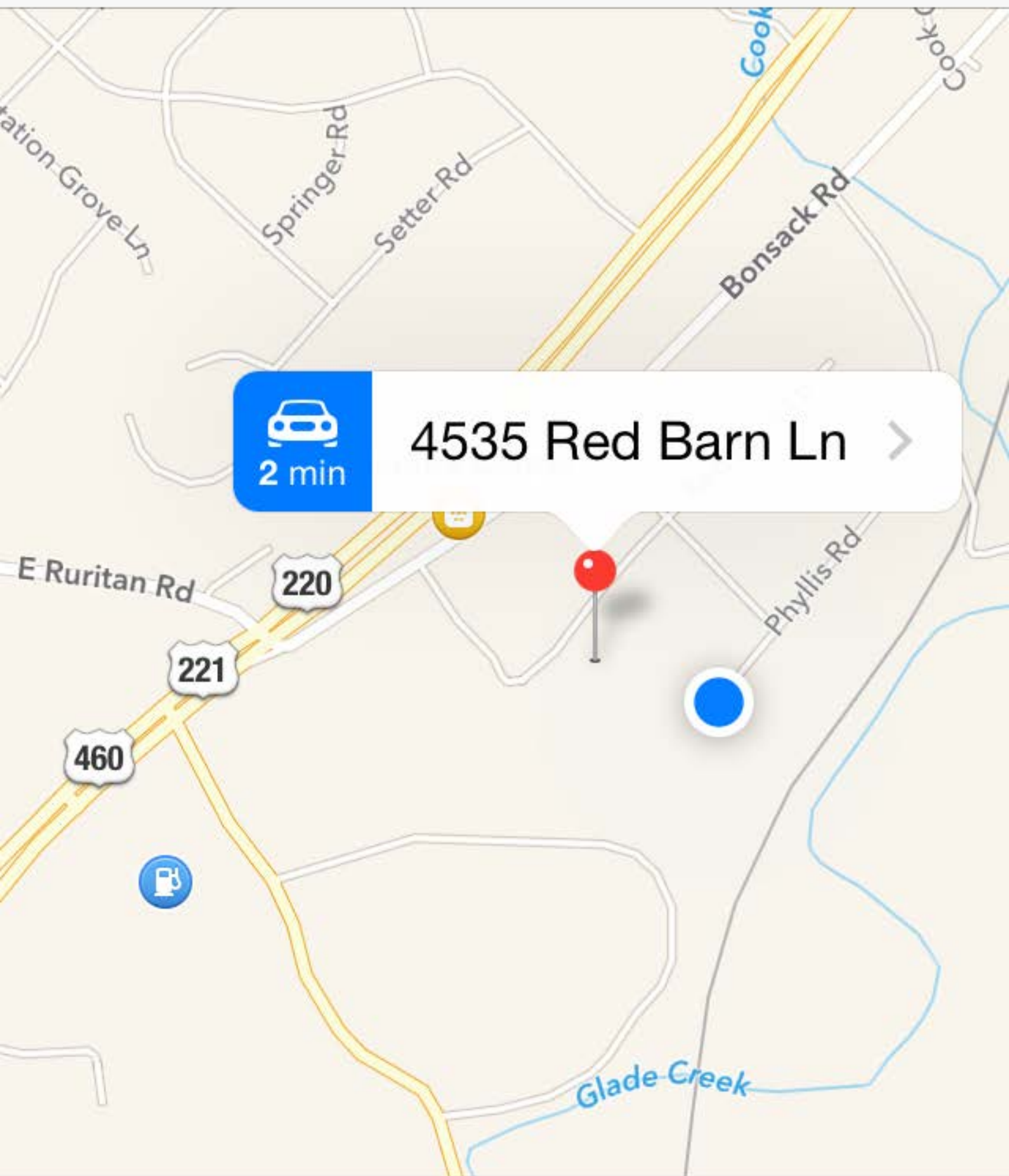


5 Red Barn Ln >





4535 Red Barn Ln



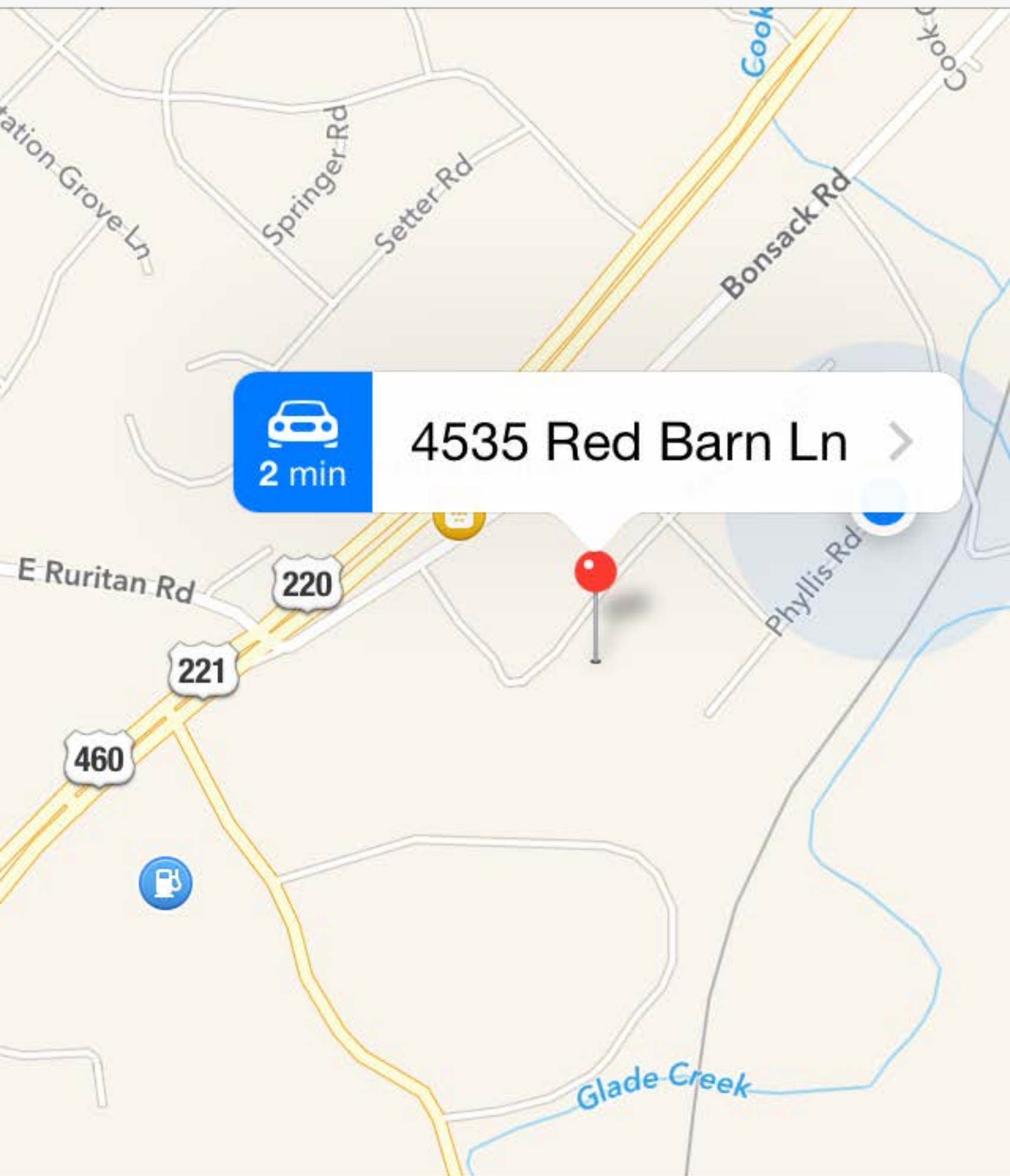
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4535 Red Barn Ln





4535 Red Barn Ln



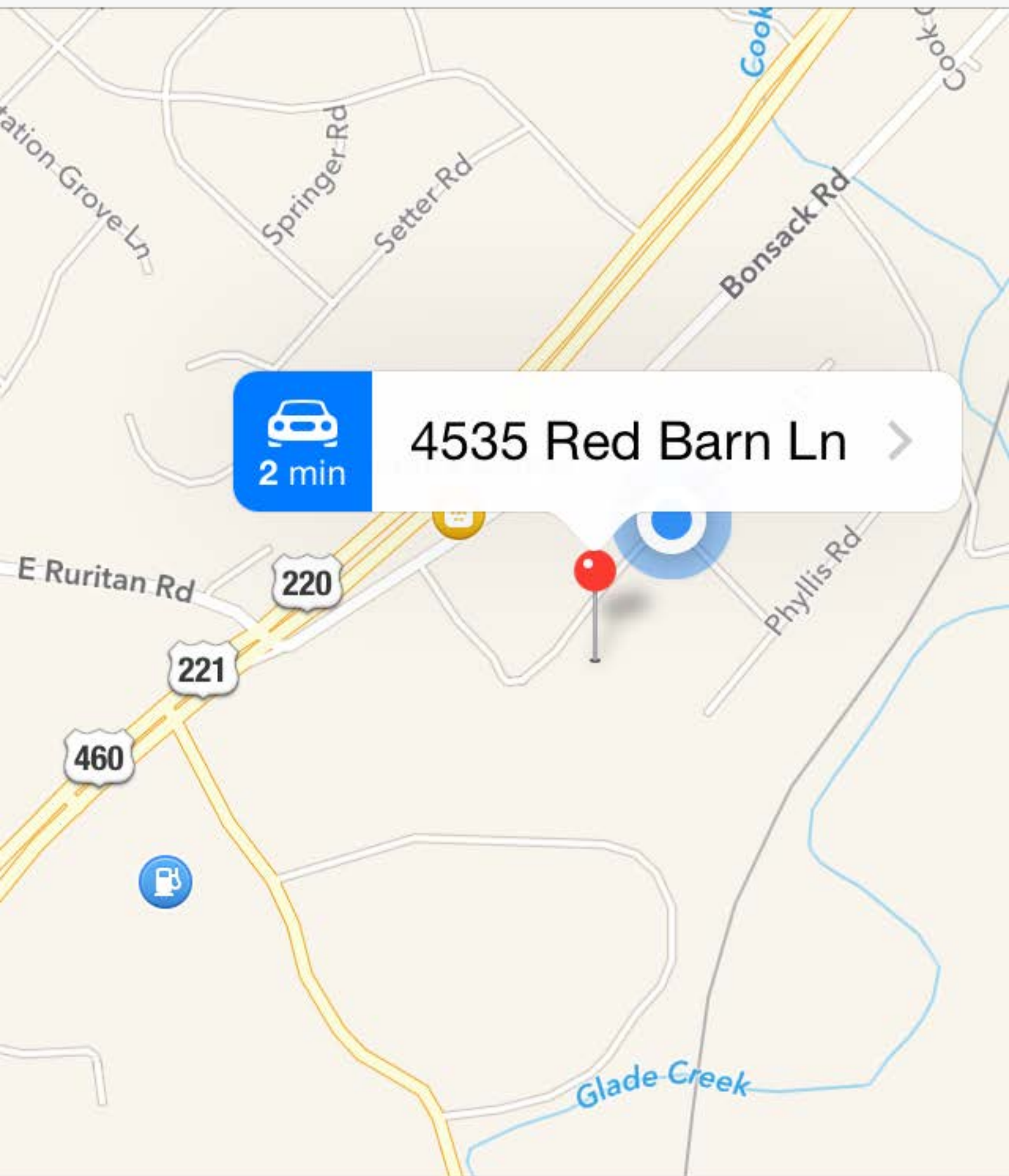
2 min

4535 Red Barn Ln





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2 min

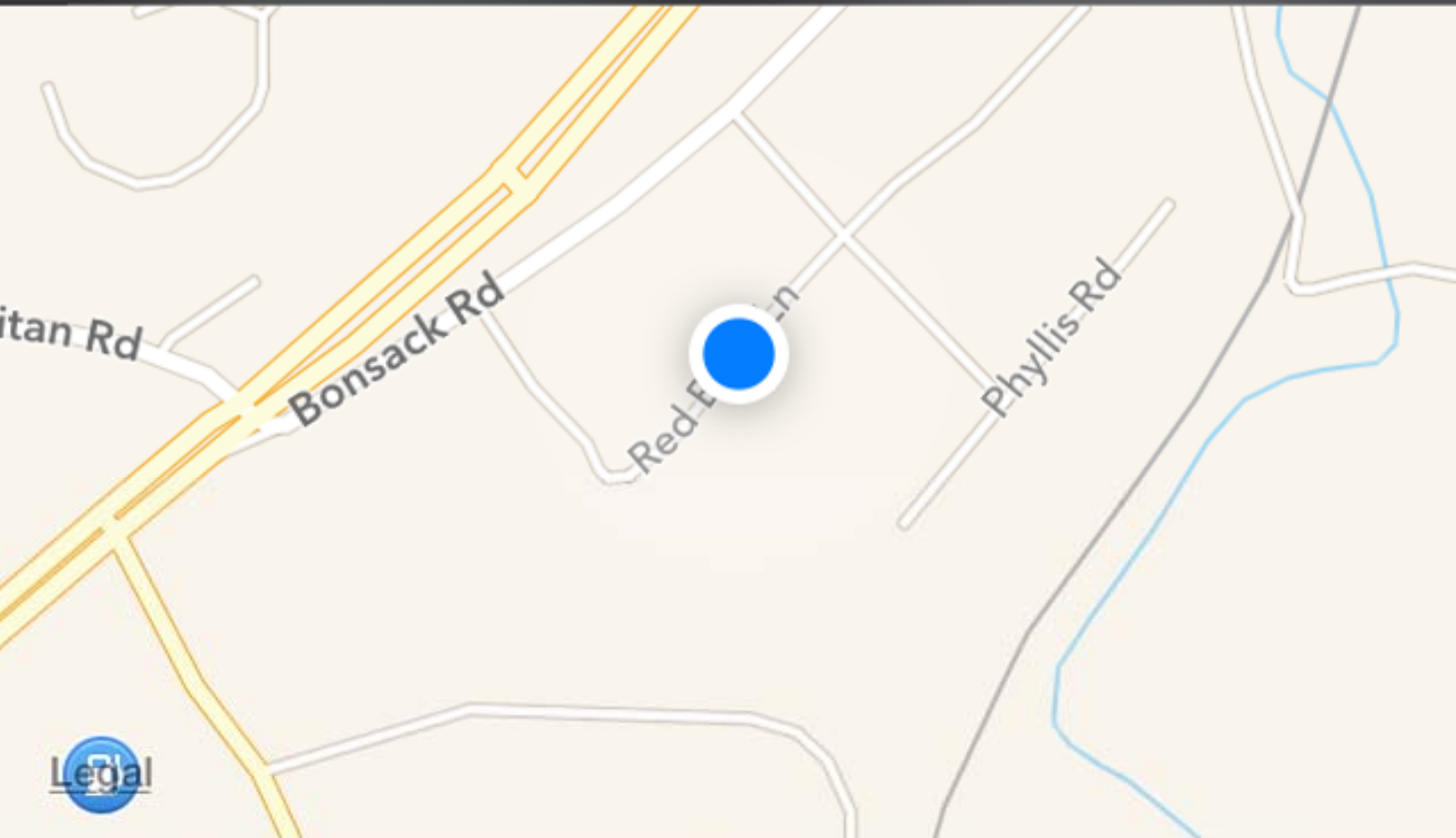
4535 Red Barn Ln



Here is the map:

Current Location

4535 Red Barn Ln



Tammi Wood - Proposed Cell Tower in Bonsack, VA

From: "fotonut3@cox.net" <fotonut3@cox.net>
To: "Gene Marrano" <gmarrano@roanokecountyva.gov>, "Jim Woltz" <jwoltz@roano...
Date: 12/23/2014 1:12 PM
Subject: Proposed Cell Tower in Bonsack, VA
CC: "Alan & Pat Parke" <parkehome@verizon.net>, "bill lowe" <bill_24012@yaho...
Attachments: 63748_10152827082091005_2791045754941855208_n.jpg;
 1964991_10152830540646005_5516435192275872465_n.jpg;
 10411828_10152827081981005_4381940241863139915_n.jpg;
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 10885302_10152830535251005_4219656234178409864_n.jpg;
 Cell_Location_1.jpg; Cell_Location_Looking_East.jpg;
 Cell_Location_Looking_SouthEast.jpg;
 Cell_Location_Looking_SouthEast2.jpg;
 Cell_Location_Looking_SouthEast3.jpg

To the members of the Roanoke County Planning Committee:

My family and I moved to Bonsack, VA 35 years ago in the fall of 1979. We were the third house in the Little Tree Subdivision which was named after the Cook family who ran a tree nursery and a lot of the trees which made up the nursery are still a part of our neighborhood. We were here before the roads were paved and watched TV by using 10 ft. Satellite dishes. There actually was a big red barn that stood near the cull de sac which bears the name of Red Barn Lane... Up behind the Bonsack United Methodist Church.

Our view shed to the East takes in the Blue Ridge Parkway which offers us a spectacular show of colors every October and November. The Norfolk Southern Railway which I had the pleasure of spending 32 years with runs behind our house.

Bonsack Road is approximately one mile long beginning and ending on Route 460 which also goes by the name of Challenger Avenue. The historical town of Bonsack took its name from James Albert Bonsack (1859 - 1924) who was famous for his invention of the first cigarette rolling machine which he patented and won a \$75,000 prize for his invention. It increased the production of rolled cigarettes from 6 per minute to 200 per minute. Bonsack was a student at Roanoke College when he learned of the contest. The first machine he put together was stored in a barn in Lynchburg and was destroyed by fire. His second machine was a success and in 1880 at the age of 21 he became a successful young man. Needless to say, he never went back to college.

I have recently learned of the proposed cell tower at Bonsack Road. I understand that this is a commercially zoned property and therefore it is within legally zoning laws that a tower be built. However this location is nestled between residential properties on all sides. Both left and right are homes behind this property more homes and a neighborhood. In fact

there are no other commercial businesses on this road. The erection of this cell tower will pose many threats to these residential properties. There is a strong possibility that our property values will most likely decline up to 20% from the moment this is built. I'm also concerned about the view shed being disturbed as the tower would be visible from all of my neighbors rooms and especially from the homes of those on the Western side of 460.

There is significant data on the stability of cell towers. 195 feet of steel erected in a cell tower has before and certainly could in the future be subject to high windstorms or simple failure of stability and fall to the ground in whole or pieces. Several summers ago our community suffered through a Derecho which most certainly would have compromised this structures integrity. This has the ability to affect at least four homes and families in our community based on its very close proximity to other houses. This cell tower is being erected on only 1 acre of land with a 70 x 70 ft base. This is literally yards from neighboring property.

In driving around this community and in the one mile range of 460 I am able to locate at least four plausible alternative sites for this cell tower. All of these sites are zoned commercial and none are in as close proximity of houses and residential communities as is this proposed site. I feel there are many better options this company has yet to explore which would be less likely to negatively affect the members of this community. While talking with my neighbors, and through a poll on Facebook, I find no one who is losing their cell phone service. I can not understand why additional cell service is needed here. If the reason for the cell tower is just to increase the broadband signal at our expense, I do not understand it. I do understand Magnotti's monetary gain of \$1,300 per month from AT&T with other potential cell phone companies hooking on with additional rent potential, It should not be at the expense of the Bonsack community.

A cell tower at the Bonsack Road Magnotti's location is a poor location for such a structure and the permit should therefore be denied. I feel the reasons above substantiate this in addition to other reasons not mentioned above such as potential health concerns and aesthetics of the structure. Please take this in consideration and choose to deny this permit.

I am attaching photographs of what our view shed looks like from the 195 ft. Height as well as what it might look like if the tower were on that spot of land. Thank you for your consideration. We are a proud little historical community (circa 1801) and we were Bonsack, VA before Big Lick became the city of Roanoke.

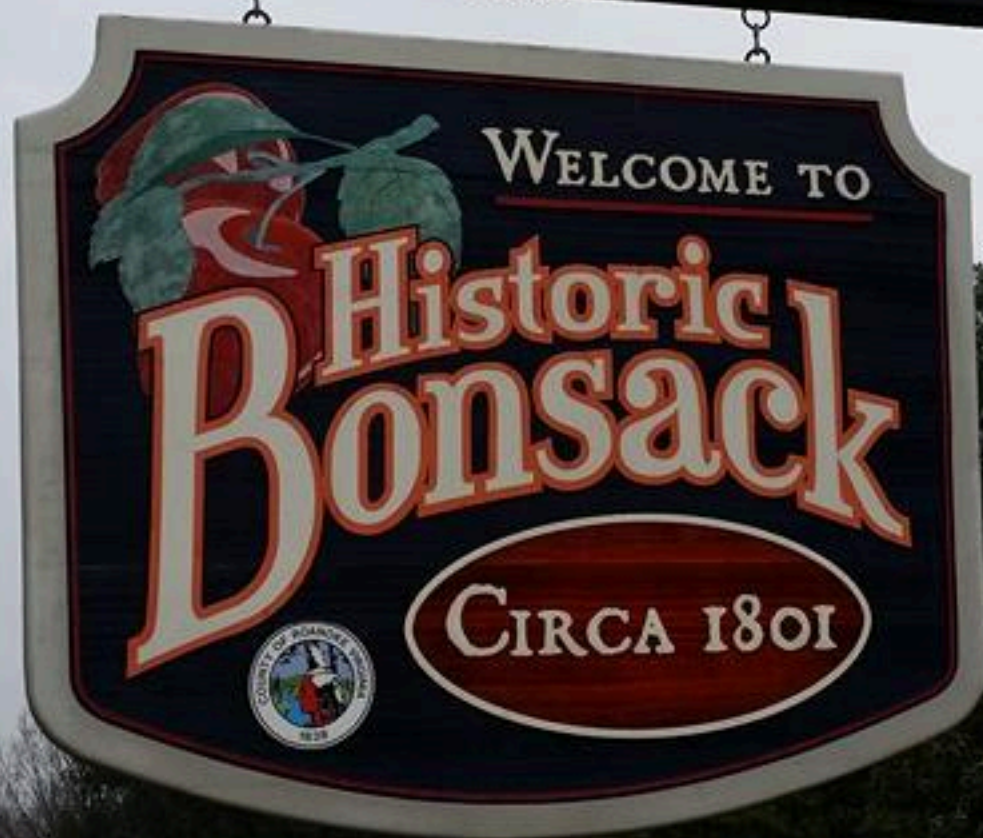
Sincerely,

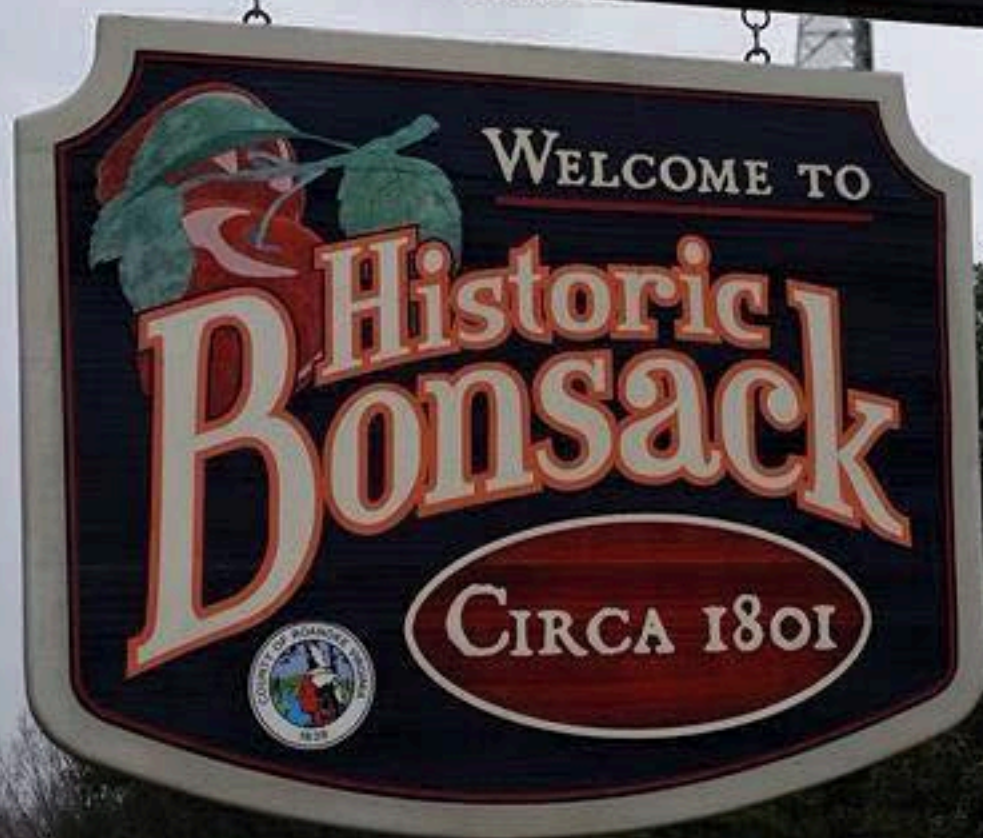
Tommy & Kathy Firebaugh
4703 Phyllis Road
Roanoke, VA 24012
(540) 977-4686



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From: Lori <grelll@hotmail.com>
To: Tammi Wood <TWOOD@roanokecountyva.gov>
Date: 12/22/2014 2:19 PM
Subject: Re: Cell tower
Attachments: image2.JPG; Part.002; image1.JPG; Part.004

Ms Wood

I have attached photos I would like to have sent to the planning commission and board of supervisors for review. They are before and after pictures of the tower photoshopped where Morgan Ventures balloon was located with a Morgan ventures tower which I believe is similar to the proposed.

Thank you for your help
Lori Foster













Susan McCoy - Proposed Cell Tower in Bonsack

From: "Susan" <susan@neelysaccounting.biz>
To: <planning@roanokecountyva.gov>
Date: 12/15/2014 9:43 AM
Subject: Proposed Cell Tower in Bonsack
Attachments: Baloon Test 2.jpg; Baloon Test 3.jpg

This correspondence is in reference to the broadcast tower application, submitted by Morgan Ventures, LLC, for a proposed new tower to be located at 4247 Bonsack Rd.

My wife and I have recently learned of the proposed tower and we (along with several other residents in this neighborhood) have serious concerns regarding the necessity, and appropriateness of locating a 195 foot tower in a residential neighborhood.

Section 30-87-2 of the County's Ordinances states in part...*"in the interest of preserving and enhancing the scenic and natural beauty of Roanoke County it is the goal of the county to achieve a long term reduction in the number of broadcasting towers in the county..."*. The Ordinance further states that...*"permits for new broadcasting towers should only be requested when no other reasonable alternative exists..."*

After reviewing the application for a special use permit waiver, it appears that Mr. Gerry Sharpe of Morgan Ventures, LLC has misrepresented some facts surrounding the necessity for a new broadcast tower and the application itself does not appear to be consistent with the intent of the aforementioned Ordinance.

Specifically, listed below are Mr. Sharpe's allegations and our factual responses and comments:

Allegation: *The tower is necessary to fill a void in services that would allow continuity in coverage for 911 emergency call coverage for traffic on Route 460 and nearby residential and commercial users.*

Response: There is not enough evidence to support the claim that a "void" in wireless services exist for residential and commercial users. AT&T's own website documents that there is full, wireless voice coverage for this area of Roanoke County. This conflicts with the diagram on page 3 of Exhibit C which shows a "dead-zone" covering East Ruritan Drive, LaBellview, and the Orchards subdivisions (behind WalMart). As a local resident in this area (and having friends in the subdivisions listed above) we all have cell service, cable TV, internet, and access to Roanoke County's own 911 emergency service if and when we need it.

Allegation: *The adjoining properties will only be impacted by the visibility of a portion of the tower that is above the trees.*

Response: The first balloon test was not publicized and photographs taken to show visibility were not taken in the Little Tree Acres neighborhood where we reside. However, Roanoke County provided notification that a balloon test was to be performed on December 6, 2014. This test was well photographed by local residents and shows the balloon visible 90 -100 feet above the tree line and approximately 250 yards away from my home (see attachment B). That being said, we believe that

Morgan Ventures LLC, purposely avoided publicizing the balloon test and misrepresented the application by not exhibiting pictures which document the high visible impact to the property owners of this neighborhood.

Allegation: *The applicant has exhausted all options for collocation opportunities and only found the owner of the subject property willing to lease enough ground space for a communications site.*

Response: There are no less than 21 broadcast cell towers within a **4 mile radius** of my residence, the closest being 1.7 miles along Rt.460 to the east (identified as RO 422) which supports 4 collocated carriers...one of which is AT&T. They also have equipment on a tower (identified as RO 406) which is located approximately 1.7 miles to the west. Therefore, AT&T already has collocated equipment in place. Are we expected to believe that the number two wireless provider in the United States today has equipment that can only transmit coverage over an area that encompasses 1.5 miles...seriously? There is no substantiated need for another broadcast tower.

Ladies and gentlemen, we have legitimate concerns over the high visibility this tower will have and the negative impact on property values in this neighborhood. My wife and I have lived in this neighborhood for 19 years and during that time, have made improvements to our home in preparation for retirement. Two years from now I fully intend to retire and I **do not** wish to look at 100 feet of cell tower everyday from my home. When I become physically unable to maintain my home and surrounding acre of property, we've talked about selling and moving into a single level residence. However I'm concerned that this tower will de-value my home and property. Who in their right mind would buy a house with a cell tower practically in your backyard?

Similarly to the proposed gas pipeline, that is being pushed on the residents of Virginia and Roanoke County, we feel that we have no voice in this decision and our rights are being infringed upon. Many of us in the neighborhood, including myself, are veterans who enlisted to serve our county in a time of war, we felt the need to do our duty...and we did. We now ask that serve us, and do your duty to every resident and family in this neighborhood by denying this special use permit.

We would welcome the opportunity to discuss this matter further, prior to the upcoming Board meetings. Thank you for your time and consideration.

Sincerely,

Frank and Susan Adams

4439 Stoney Ridge Drive

Roanoke, VA 24012

JAN 1 2005



5002 1 JAN 1 2005



From: Rick James
To: Tammi Wood
Date: 12/16/2014 9:25 PM
Subject: Fwd: Proposed cell tower on Bonsack Road
Attachments: Baloon Test 2.jpg; Baloon Test 3.jpg

Tammi,

Thanks again for sharing this third email with other members of the PC for their consideration. Please note the attachments.

Rick

>>> "Susan" <susan@neelysaccounting.biz> 12/15/14 9:59 AM >>>
This correspondence is in reference to the broadcast tower application, submitted by Morgan Ventures, LLC, for a proposed new tower to be located at 4247 Bonsack Rd.

My wife and I have recently learned of the proposed tower and we (along with several other residents in this neighborhood) have serious concerns regarding the necessity, and appropriateness of locating a 195 foot tower in a residential neighborhood.

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Allegation: The adjoining properties will only be impacted by the visibility of a portion of the tower that is above the trees.

Response: The first balloon test was not publicized and photographs taken to show visibility were not taken in the Little Tree Acres neighborhood where we reside. However, Roanoke County provided notification that a balloon test was to be performed on December 6, 2014. This test was well photographed by local residents and shows the balloon visible 90 -100 feet above the tree line and approximately 250 yards away from my home (see attachment B). That being said, we believe that Morgan Ventures LLC, purposely avoided publicizing the balloon test and misrepresented the application by not exhibiting pictures which document the high visible impact to the property owners of this neighborhood.

Allegation: The applicant has exhausted all options for collocation opportunities and only found the owner of the subject property willing to lease enough ground space for a communications site.

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Similarly to the proposed gas pipeline, that is being pushed on the residents of Virginia and Roanoke County, we feel that we have no voice in this decision and our rights are being infringed upon. Many of us in the neighborhood, including myself, are veterans who enlisted to serve our county in a time of war, we felt the need to do our duty...and we did. We now ask that serve us, and do your duty to every resident and family in this neighborhood by denying this special use permit.

We would welcome the opportunity to discuss this matter further, prior to the upcoming Board meetings. Thank you for your time and consideration.

Sincerely,

Frank and Susan Adams

4439 Stoney Ridge Drive

Roanoke, VA 24012

From: Rick James
To: Tammi Wood
Date: 12/16/2014 9:21 PM
Subject: Fwd:

Tammi,

Please share this second email with the other PC members for their consideration. FYI- This gentlemen is no relation to me.

Rick

>>> <rjames50@cox.net> 12/09/14 11:10 AM >>>

Mr. James,

I've written some of the board members voicing my disapproval of the cell tower in Bonsack and figured you might as well get a dose as well. I live on one of the adjoining properties and will be affected more than the rest of my neighbors. According to the prints my house is around 150' from the center of the tower. In the event of it ever blowing over I'm concerned about the 50' or so that would be on my house. I've put up with the junk and the mosquitoes coming from it but this could conceivably damage my home or worse. Magnotti doesn't live here and I'd be willing to bet if this was in his back yard he'd be raising a stink. We have a petition being signed and Mr.Peters said he'd come pick it up when it's done.You're welcome to visit and see for yourself what I'm talking about.

Thanks for your time,
Richard James

From: Rick James
To: Tammi Wood
Date: 12/16/2014 9:19 PM
Subject: Fwd: Cell tower

Tammi,

Please share with the other members of the PC for their consideration. Thanks.

Rick

>>> Lori <grelll@hotmail.com> 12/07/14 2:44 PM >>>

Dear Mr. James

I have recently learned of the proposed cell tower at Bonsack Road. I understand that this is a commercially zoned property and therefore it is within legally zoning laws that a tower be built. However, this location is nestled between residential properties on all sides. Both left and right are homes, behind this property more homes and a neighborhood. In fact there are no other commercial businesses on this road. The erection of this cell tower will pose many threats to these residential properties. Among the threat is the real data that property values will most certainly decline 10-20% from the moment this is built. 10-20% of my house's value is a lot of money and more than I am able to risk on the market. Out my bedroom window will be visible a cell tower as will be visible from all of my neighbors rooms and the bedrooms of those across 460.

There is significant data on the stability of cell towers. 195 feet of steel erected in a cell tower has before and certainly could in the future be subject to high winds, storms or simple failure of stability and fall to the ground in whole or pieces. Most recently our community suffered a Derecho which most certainly would have compromised this structures integrity. This has the ability to affect at least four homes and families in our community based on its very close proximity to other houses. This cell tower is being erected on only 1 acre of land. This is literally yards from neighboring property.

In driving around this community and in the one mile range of 460 I am able to locate at least four plausible alternative sites for this cell tower. All of these sites are zoned commercial and none are in as close proximity of houses and residential communities as this proposed site. I feel there are many better options this company has yet to explore which would be less likely to negatively affect the members of this community.

A cell tower at Bonsack Road is a poor location for such a structure and the permit should therefore be denied. I feel the reasons above substantiate this in addition to other reasons not mentioned above such as potential health risks and aesthetics of the structure. Please take this in consideration and choose to deny this permit.

Sincerely,

Ted and Lori Foster

4535 Red Barn Lane

Roanoke 24012

Sent from Windows Mail

From: <rjames50@cox.net>
To: <twood@roanokecountyva.gov>
Date: 11/24/2014 10:33 AM

Ms Wood,

I'm writing to voice my opposition to the cell tower on Bonsack Road. I will be the most affected neighbor by it. It will literally be in my back yard. Our property joins Magnotti's. I've overlooked the scrap mowers and hoards of mosquitoes coming from standing water in them but this is something quite different. I'm assuming the size of this structure resembles others in the valley and it's not something I want to have to look at every time I step outside. Besides the looks of it in the highly unlikely event that it blew over it could actually hit my house. I had no idea our section here was considered High Intensity Commercial. It's a lawn mower shop for crying out loud. The few neighbors I've talked to are against it. I realize the money will win in the end but I just wanted you to have my take on it.

your time,

James

Thanks for

Richard

From: <rjames50@cox.net>
To: Tammi Wood <TWOOD@roanokecountyva.gov>
Date: 11/24/2014 7:25 PM
Subject: Re: Re:

Ms Wood,

My first question is how was this small parcel zoned for high intensity commercial? It is a mower repair shop. Before that it was a woodworking shop and before that it was a tree nursery. I've been here for 30 years and never had any worries about where I live up until now. The neighbors I've talked to so far are against this unsightly tower being built in our neighborhood. There are parcels of land sitting idle almost in sight of this location better suited for this tower. To the right of the entrance road to Kroger is one. It's been sitting since before Lowes was built. I know because I moved the dirt from that location to build the Lowes location. Surely with all of the unused space in that area a bit could be used for this tower. After all a shell building sat close to there for years unused. It's still in the county's jurisdiction so you'd lose nothing in revenue. There has to be a better place to locate this project than in a residential area.

Again

thanks,

Richard

---- Tammi Wood <TWOOD@roanokecountyva.gov> wrote:

> Good Morning Mr. James,

>

> Thank you for the email regarding the proposed Morgan Ventures, LLC broadcasting tower special use permit. The Magnotti property is the only property in that vicinity on the south side of Bonsack Road, zoned C-2, High Intensity Commercial. It is unclear what the exact rezoning date was for this property, but per County tax maps, this property was zoned commercial prior to the 1992 comprehensive rezoning. The remainder of the parcels surrounding the Magnotti property are zoned R-1, Low Density Residential. I have added the website page address to this email for your information. This link shows the full package we have received from the applicant.

>

> <http://roanokecountyva.gov/DocumentCenter/View/6089>

> Please let me know if you have any additional questions or comments and they will be forwarded to the Planning Commission prior to the Public Hearing on January 6, 2015. Also, if possible, please attend the community meeting on December 4th at Bonsack Elementary School (6:30 p.m.) for more information.

>

> Thank you again.

>

>

>

>

>

> Tammi L. Wood

> Planner II

> County of Roanoke

> Department of Community Development

> 5204 Bernard Drive

> Roanoke, VA 24018

> (540) 772-2068 ext. 226

>

> >>> <rjames50@cox.net> 11/24/2014 10:33 AM >>>

> Ms Wood,

>

> I'm writing to voice my opposition to the cell tower on Bonsack Road. I will be the most affected neighbor by it. It will literally be in my back yard. Our property joins Magnotti's. I've overlooked the scrap mowers and hoards of mosquitoes coming from standing water in them but this is something

quite different. I'm assuming the size of this structure resembles others in the valley and it's not something I want to have to look at every time I step outside. Besides the looks of it in the highly unlikely event that it blew over it could actually hit my house. I had no idea our section here was considered High Intensity Commercial. It's a lawn mower shop for crying out loud. The few neighbors I've talked to are against it. I realize the money will win in the end but I just wanted you to have my take on it.

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Thanks for your time,

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Richard James